

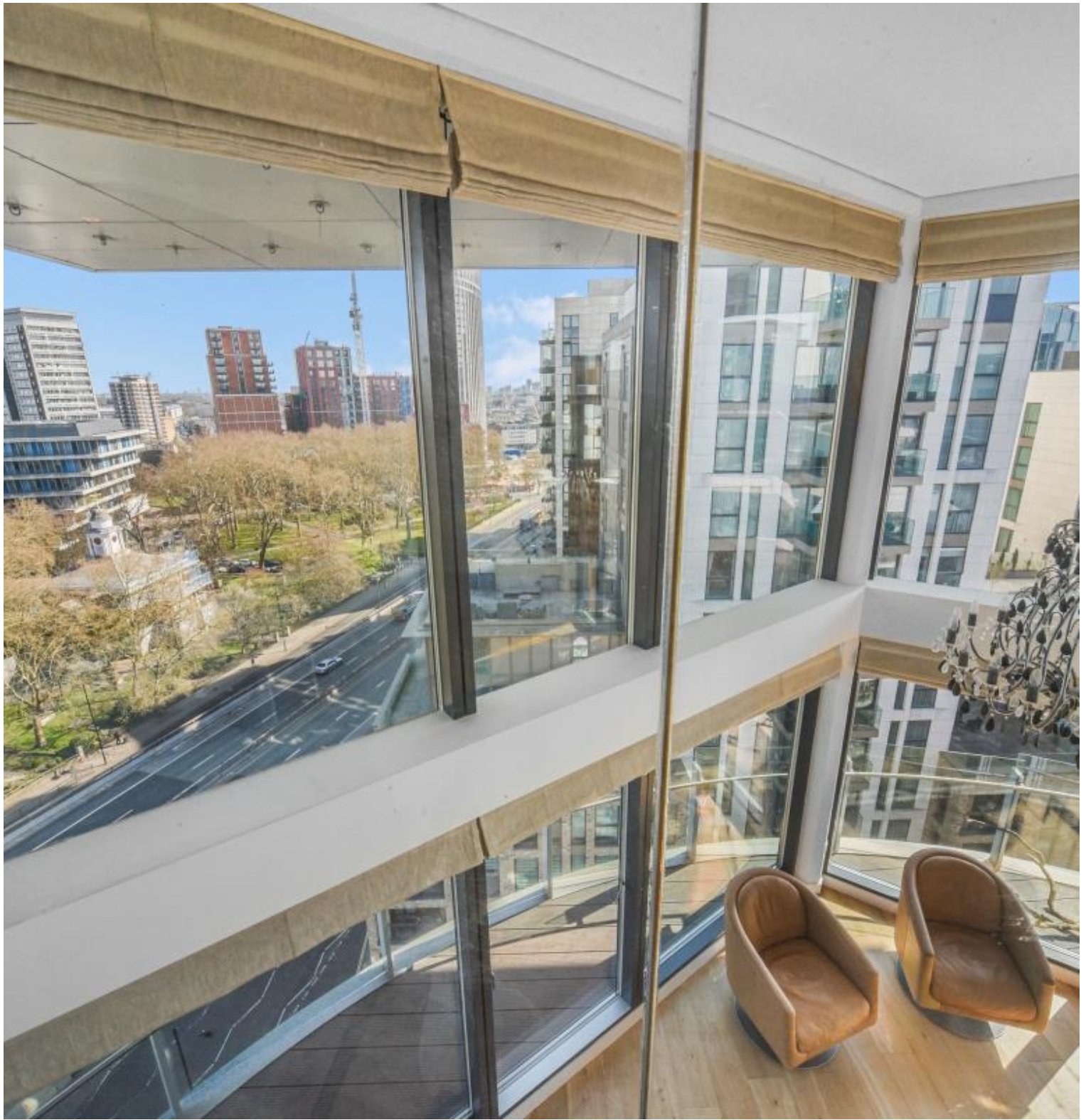


# Hermitage Street, London W2

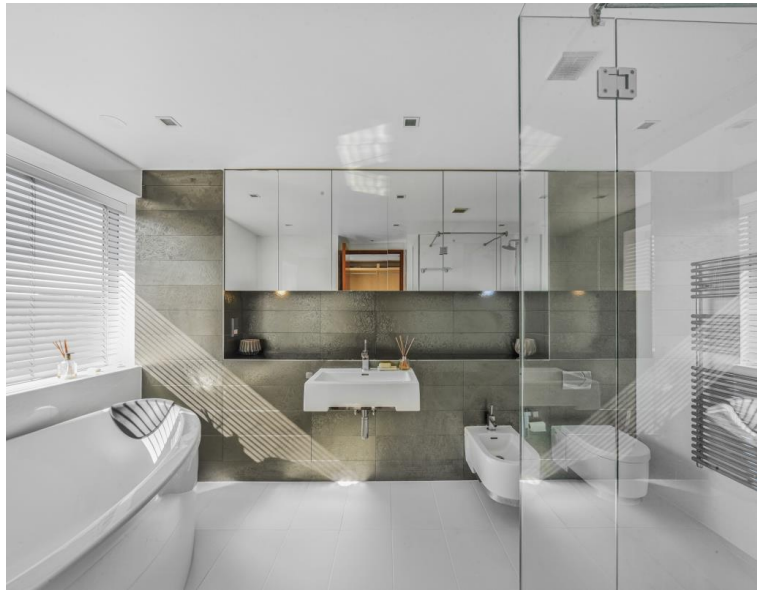
£4,950,000 Leasehold











## Description

An exceptional 6 bedroom duplex apartment that showcases breathtaking 13th floor panoramic views of the London skyline. 0.2 miles from Paddington Station and 200 yards from the thriving Paddington Basin, this sophisticated home combines luxury living with convenience. As you enter, you're greeted by elegant marble flooring that guides you to a spacious south-west facing reception area. Here, floor-to-ceiling windows flood the space with natural light and provide access to a stunning, 180-degree, curved, private balcony, perfect for enjoying the cityscape and beautiful sunsets. There is a first-class kitchen with a utility room, offering smart optional separation. A fine lounge provide additional living space, while a bedroom with an en-suite bathroom and a practical guest WC complete this floor. Ascending to the upper level, you'll find five more expansive double bedrooms, each designed with comfort and style in mind. Two of these bedrooms boast en-suite bathrooms and walk-in wardrobes, while another features an en-suite and integrated wardrobes. The remaining two bedrooms share a well-appointed communal bathroom. The apartment also comes with three allocated underground parking spaces, a rare and valuable amenity that ensures secure and convenient parking in this prime central London location. Residents enjoy round-the-clock concierge assistance, climate control systems, and access to three well-maintained rooftop gardens.

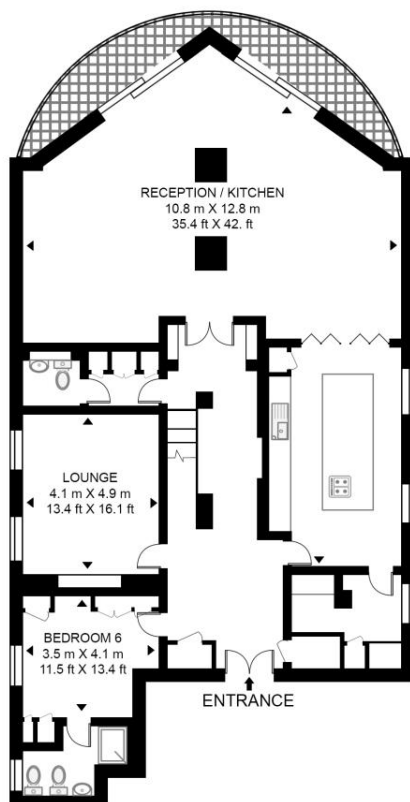
- 6 Bedrooms
- Private balcony with stunning 180 degree 13th floor views
- Reception, lounge and optional separate kitchen
- 5 Bathrooms plus guest WC
- 3x Allocated underground parking
- Paddington station 0.2 miles
- Edgware Road station 0.3 miles
- Within 200 yards to Paddington Basin
- Approx 3782 sq ft / 351.4 sq m
- EPC D

# Floorplan

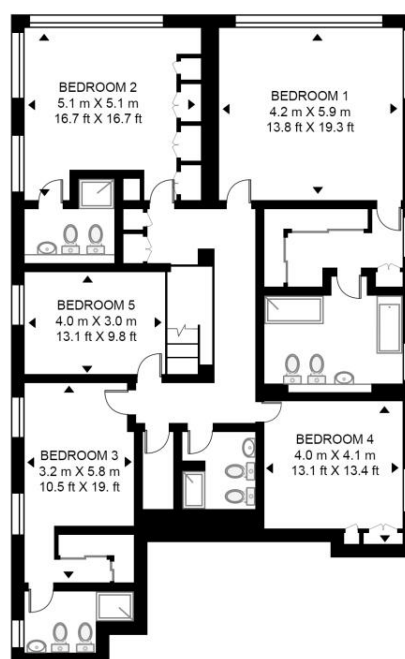
3,782 sq ft | 351 sq m

## MARSHALL BUILDING, 3 HERMITAGE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 3782 SQ.FT (351.4 SQ.M)



THIRTEENTH FLOOR



FOURTEENTH FLOOR



**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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