



Paddington Gardens, London, W2

Asking Price £1,595,000



Presented in IMMACULATE CONDITION, a show stopping 15th floor dual aspect two-bedroom apartment for sale in the modern Paddington Gardens development.

This apartment is one of the largest two bedroom properties in the development and the only kind with this layout.

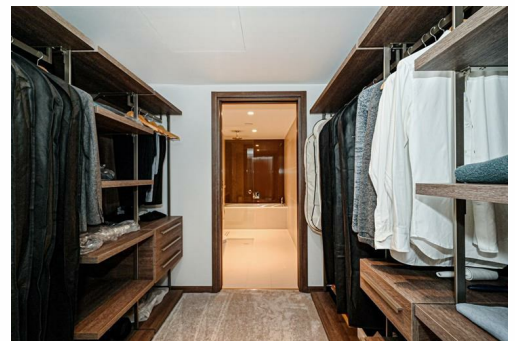
The accommodation boasts a welcoming dual aspect reception room bathed in natural light, leading onto a large South West aspect private balcony which overlooks the landscaped gardens and the city skyline beyond. The bright open plan kitchen is fitted with Miele appliances throughout.

The spacious principal bedroom provides an atmosphere of Zen. The walk through dressing area boasts bespoke joinery and leads to a large ensuite bathroom. The apartment further benefits from a second bedroom with guest bathroom opposite.

A modern lobby sets the tone for what this luxury property brings, with its striking design and a welcoming 24-hour concierge service.

GREAT CONNECTIVITY

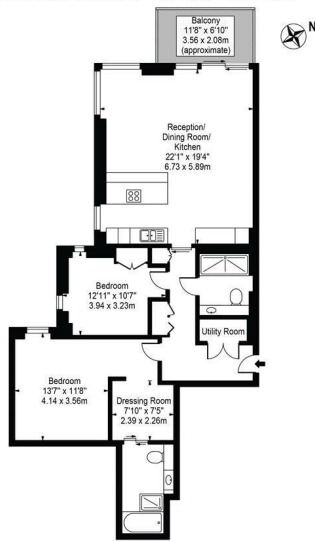
Just 5 minutes' walk to London's Paddington Station – home to National rail, Elizabeth Line (Crossrail), the London Underground and Heathrow Express – Dahlia House is perfectly located to access the whole of London and beyond.



- 15th Floor with skyline views
- Rare 2 bedroom apartment
- 1063 sq ft of internal space
- IMMACULATE CONDITION
- Large Private balcony – SW facing
- 24 hour concierge
- Access to residents lounge & gardens
- Service Charge: GBP9000 pa
- Ground Rent: GBP750 pa
- Tenure: 994 years

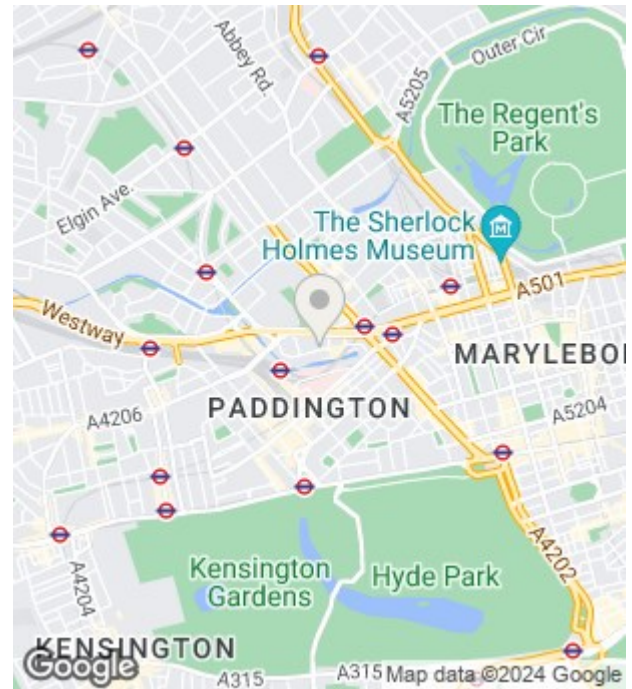


Dahlia House
Approx. Gross Internal Area 1063 Sq Ft - 98.76 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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