



## The Residences, London, W2 1BY

**Asking Price £697,000**



**BRAND NEW BUILDING !** Discover a prime investment opportunity at The Residences on Paddington Green, where sophisticated London living meets tranquil surroundings.

This large (473 sq ft) south facing Manhattan studio apartment on second floor offers a sleek, modern layout and high-end specification, perfectly positioned for both comfort and potential return on investment.

Situated in a serene enclave with views over a central courtyard and the picturesque Paddington Green garden square, this new development includes 50 light-filled apartments that benefit from access to the exclusive amenities of West End Gate.

The amenities include a 24-hour concierge service, state-of-the-art gym, luxurious swimming pool, and a private cinema—features that add significant appeal to potential tenants and elevate the property's investment value.

The Residences on Paddington Green is enhanced by its tranquil setting, with a newly designed piazza featuring water features and lush landscaping. Residents can enjoy private ample green spaces, providing a peaceful retreat amidst the vibrancy of London.

Located at the gateway to London's prestigious West End, this development offers a contemporary twist on traditional London living. Positioned near Marylebone and Little Venice, it benefits from excellent transport links and is close to renowned retail and cultural districts such as Mayfair and Soho.

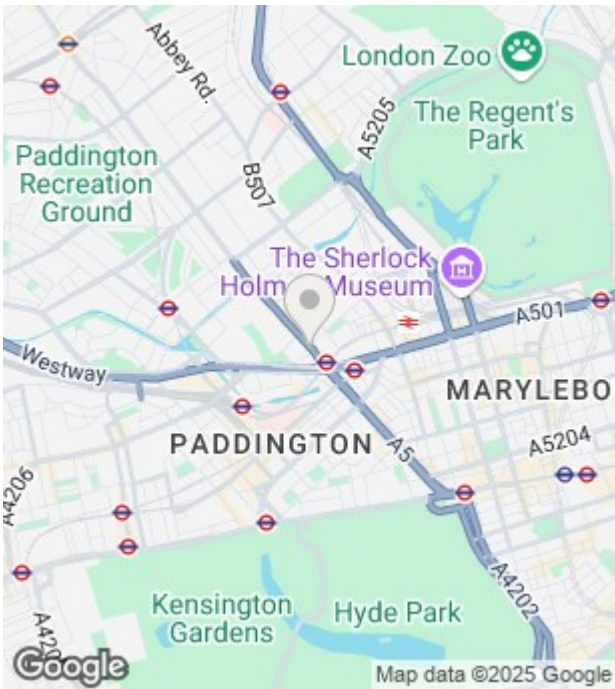
With proximity to top-tier designer brands, world-class theatres, and esteemed institutions like The Royal Academy, this location promises strong rental demand and excellent capital growth potential.

Please note, the photos are CGI representations for indicative purposes.



- Large Manhattan Studio Apartment
- 473 sq ft Internal space
- 24-hour concierge
- Estimated completion Q1 2026
- 999 year lease
- South facing
- Landscaped residents gardens
- Residents cinema, pool, gym & spa
- Close to main transport links
- Peppercorn ground rent / Service Charge Est, £6.49 per sq ft pa





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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