



Paddington Gardens, London, W2



£1,500,000

Nestled in the heart of Paddington Gardens, London, W2, this exquisite 16th floor premier 'Sky Garden' apartment offers a perfect blend of modern living and comfort.

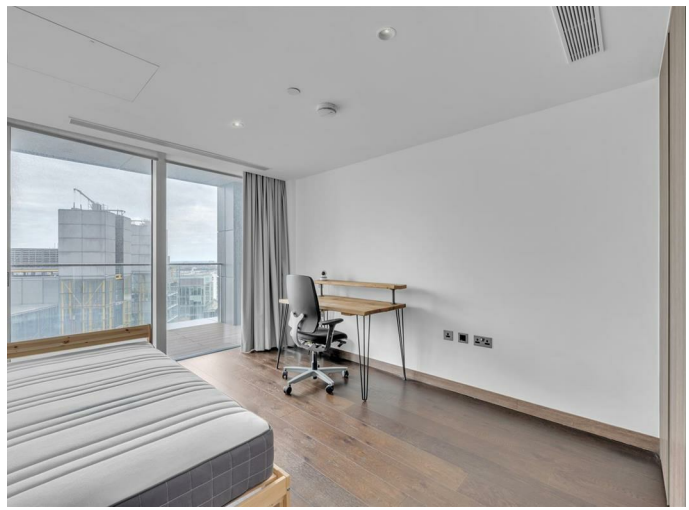
The two spacious bedrooms have access to a large balcony overlooking the communal gardens. One bedroom has an ensuite bathroom and the other has access to a guest bathroom. The property boasts a spacious open plan reception room which leads onto a huge roof terrace with skyline city views, providing an inviting space for relaxation and entertaining guests.

Residents will also benefit from the added luxury of a concierge service, providing assistance and peace of mind. The location is superb, with easy access to local amenities, transport links of Paddington Station, and the picturesque surroundings of Paddington Gardens.

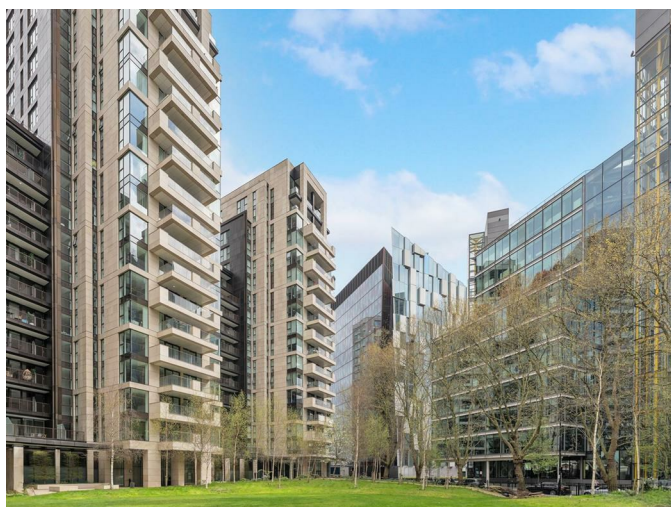
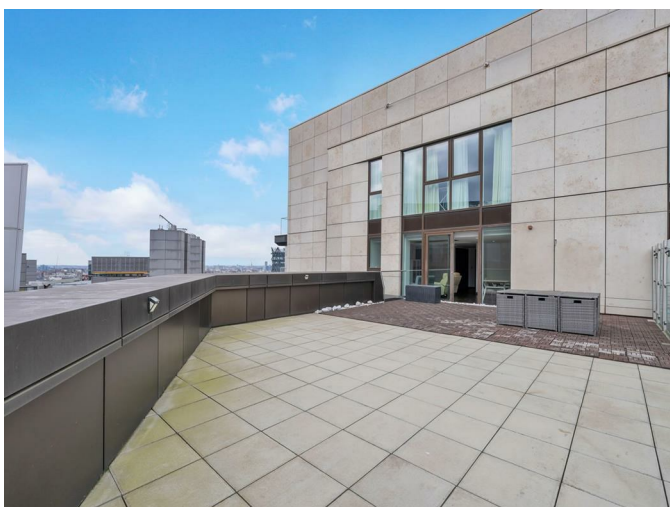
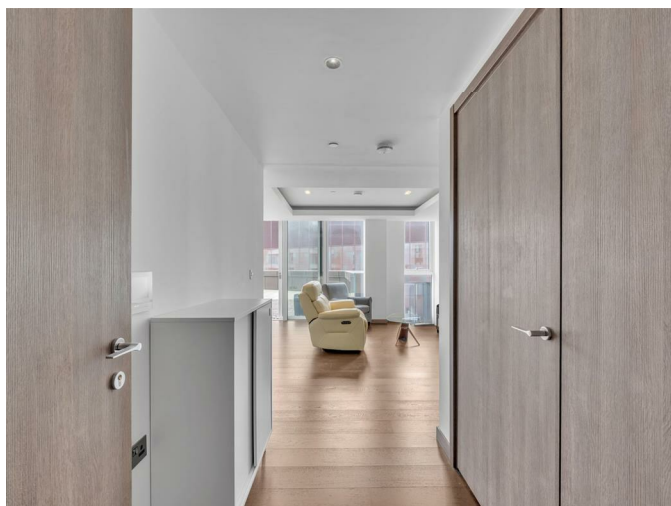
This property is a rare and remarkable opportunity for those looking to embrace the dynamic lifestyle that central London has to offer.

- Rare 16th floor 'Sky Garden' apartment
- 2 bed, 2 bath & 915 sq ft internal
- Huge terrace from reception
- Balcony from both bedrooms
- 24 hour concierge
- In the heart of the vibrant Paddington basin
- Short walk to Paddington Station & retail
- Tenure: 999 years
- Ground Rent: £750.00
- Service Charge: £8,800.00

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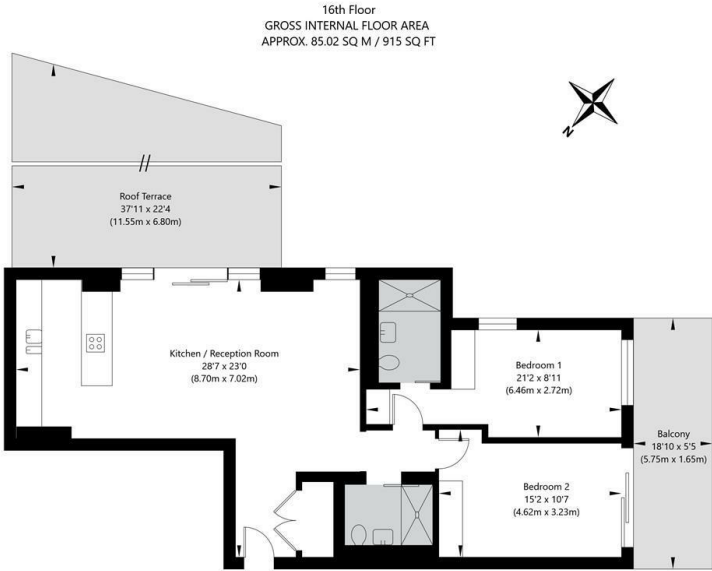


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Dahlia House, North Wharf Road, London, W2 1AW



APPROXIMATE GROSS INTERNAL FLOOR AREA 85.02 SQ M / 915 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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