



Paddington Gardens, London, W2



£1,500,000

Luxury "Sky Garden" Apartment with Expansive Roof Terrace in Paddington W2.

Elevated on the 16th floor of the prestigious Paddington Gardens development, this premier 'Sky Garden' apartment offers the perfect setting for modern city living with a luxurious twist.

Two generously sized bedrooms open onto a full-length balcony overlooking the beautifully landscaped communal gardens—ideal for enjoying your morning coffee or winding down on warm summer evenings.

The expansive open-plan reception flows seamlessly onto a vast private roof terrace, where panoramic skyline views of London set the scene for unforgettable sunsets, weekend lounging, and alfresco entertaining. Complete with an ensuite and guest bathroom, this apartment blends comfort with elegance.

A 24-hour concierge ensures convenience and peace of mind, while the vibrant surroundings offer world-class dining, shopping, and connectivity via nearby Paddington Station—including the Elizabeth Line and Heathrow Express. The apartment additionally has an underground parking.

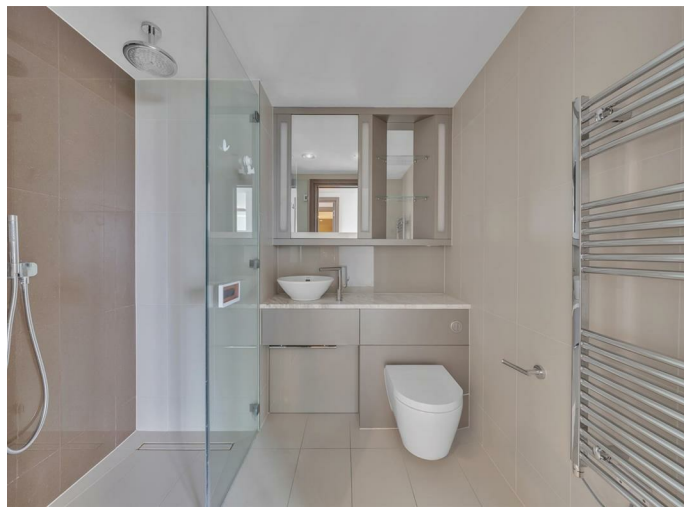
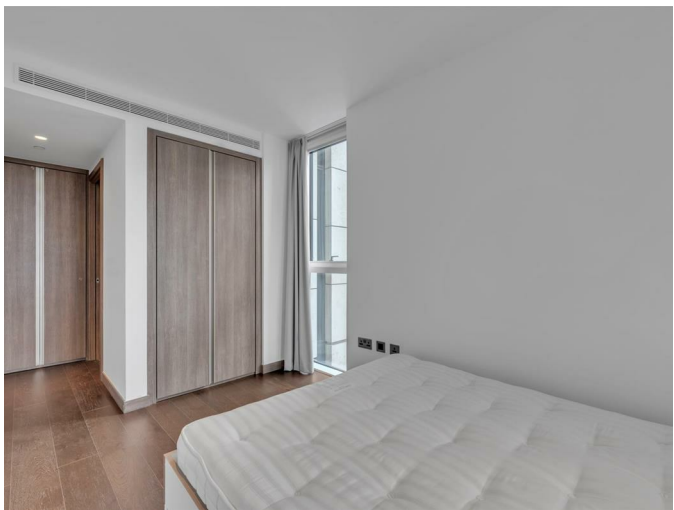
With the tranquil Grand Union Canal and the open green spaces of Hyde Park just moments away, this home invites you to embrace a lifestyle of urban serenity and summer sophistication.

This property is a rare and remarkable opportunity for those looking to embrace this dynamic lifestyle.

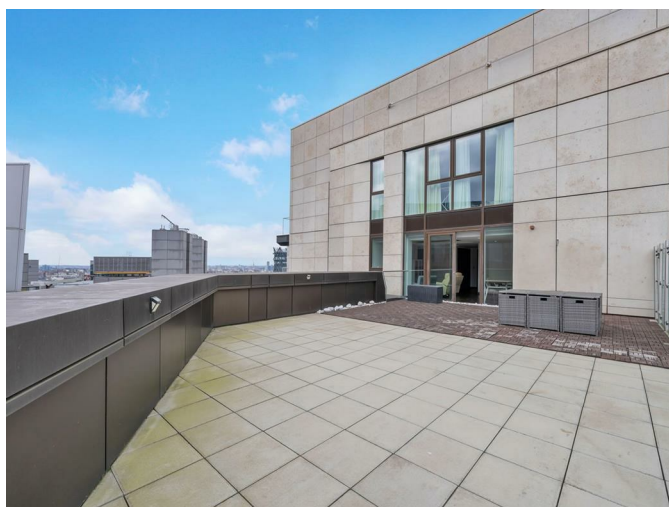
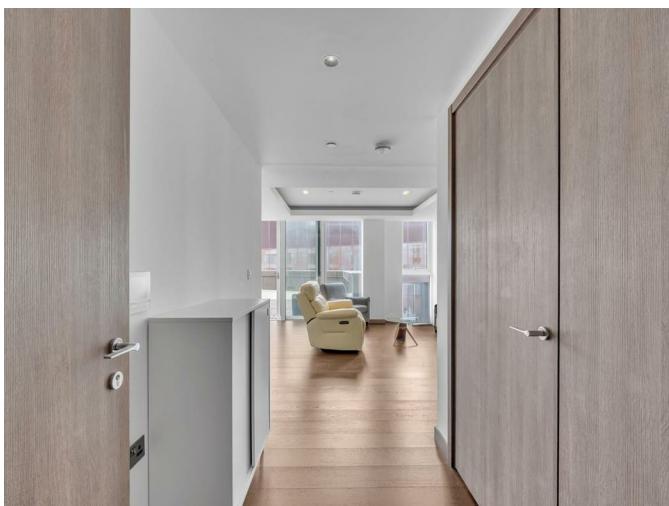
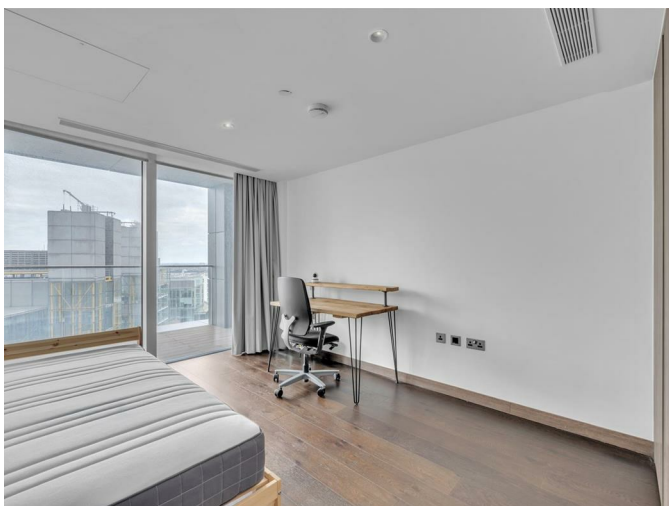
Don't miss this rare opportunity—schedule your private viewing today and make the most of London living this summer.

- 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
- Underground parking
- Short walk to Paddington Station & retail
- Tenure: 999 years
- Ground Rent: £750.00
- Service Charge: £8,800.00

REQUEST A VIEWING
+44 (0)20 3019 6150

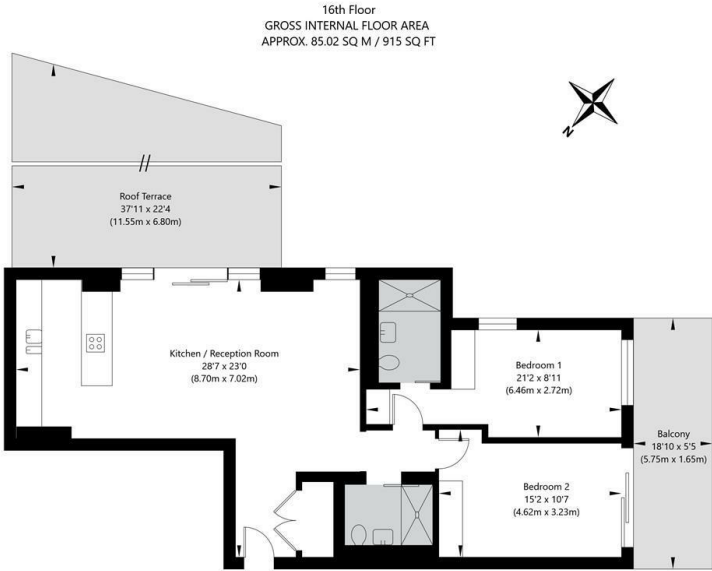


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Dahlia House, North Wharf Road, London, W2 1AW



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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