



**Paddington Gardens, London, W2**



**£1,400,000**

A two-bedroom 'Sky Garden' apartment with full-length balcony, private roof terrace, and skyline views in W2.

Set on the sixteenth floor of the prestigious Paddington Gardens development, this rare apartment captures the essence of modern city living with a touch of luxury. Both bedrooms open directly onto a sweeping balcony that overlooks the landscaped communal gardens—perfect for quiet mornings, evening drinks, or simply watching the world drift by below.

The real showstopper is the expansive open-plan reception. Framed by floor-to-ceiling glazing, the space spills onto a vast private roof terrace where London's skyline becomes your backdrop—whether it's alfresco dinners, lazy weekend lounging, or sunsets that stop you in your tracks.

The principal bedroom comes complete with its own en suite, complemented by a sleek guest bathroom. Thoughtful details throughout give the home a refined yet comfortable character, while undercroft parking and a 24-hour concierge service add everyday ease and reassurance.

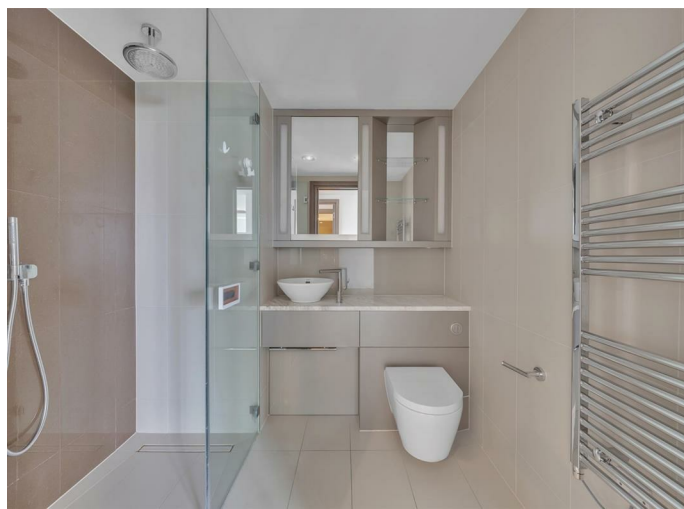
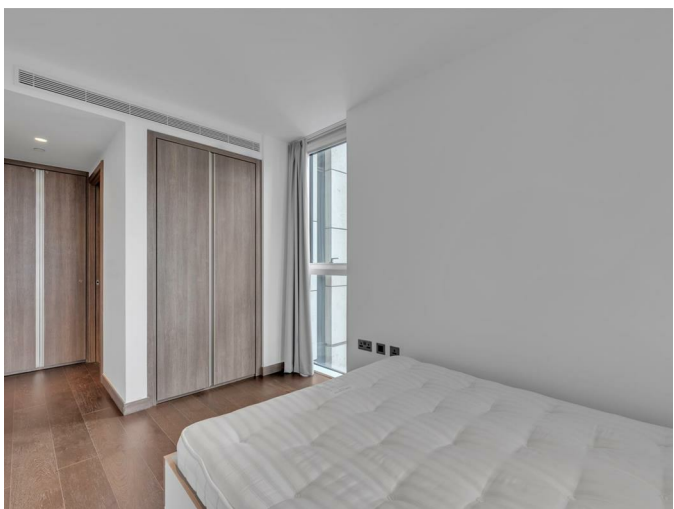
Beyond the apartment, the energy of Paddington is on your doorstep. The Elizabeth Line and Heathrow Express at Paddington Station place the rest of London (and beyond) within effortless reach, while Hyde Park and the Grand Union Canal offer green escapes just moments away. Cafés, restaurants, and boutique shops bring a buzz to the neighbourhood, creating a lifestyle that balances vibrancy with calm.

This is more than an apartment—it's a rare opportunity to enjoy London living at its most elevated.

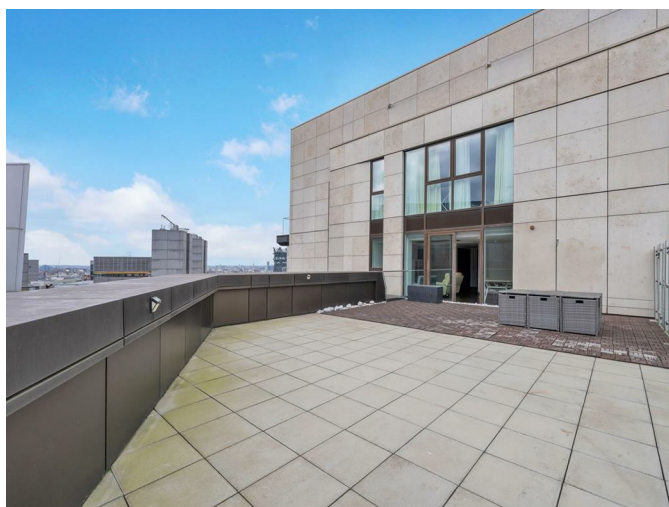
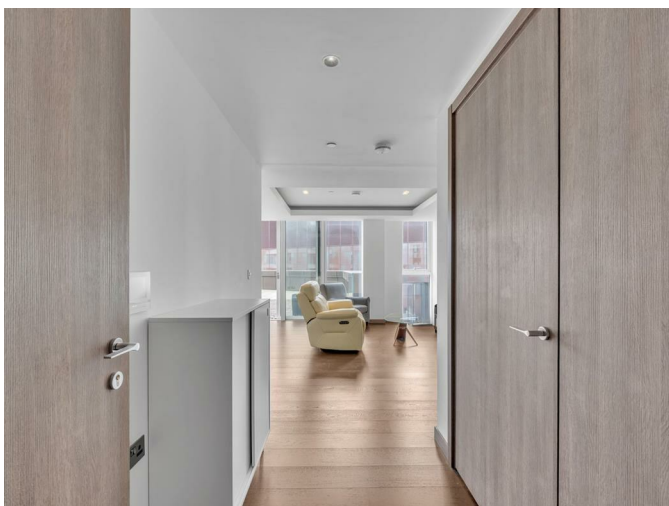
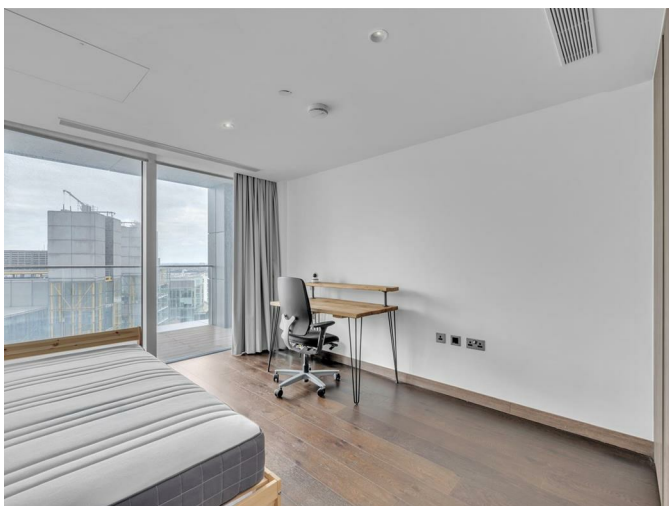
(some photos are virtually staged)

- 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

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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) <b>A</b>                          | <b>87</b> | <b>87</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 |           |                                                                                     |
| England & Wales                             |           |                                                                                     |
| EU Directive 2002/91/EC                     |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                               |
|-----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                               |
| (92 plus) A                                         |         |                                                                                                               |
| (81-91) B                                           |         |                                                                                                               |
| (69-80) C                                           |         |                                                                                                               |
| (55-68) D                                           |         |                                                                                                               |
| (39-54) E                                           |         |                                                                                                               |
| (21-38) F                                           |         |                                                                                                               |
| (1-20) G                                            |         |                                                                                                               |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                               |
| England & Wales                                     |         | EU Directive 2002/91/EC  |

