



**Paddington Exchange, London, W2**



**£1,200,000**

Nestled in the vibrant area of Paddington Basin, this exquisite apartment in Paddington Exchange offers a perfect blend of modern living and comfort. Spanning an impressive 895 square feet, this newly built apartment boasts a contemporary design that is both stylish and functional.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The west-facing aspect allows for an abundance of natural light to flood the living spaces, creating a warm and inviting atmosphere throughout the day.

The reception room serves as a delightful gathering space, ideal for entertaining or unwinding after a long day. Step outside onto the private balcony, where you can enjoy the fresh air and take in the views of the surrounding area.

Situated on the third floor, this apartment benefits from a 24-hour porter service, offering an added layer of security and assistance. The location is superb, with excellent national and international transport links and a variety of local amenities including Marks and Spencer food just a stone's throw away, making it an ideal choice for those seeking a vibrant urban lifestyle.

In summary, this apartment is a remarkable opportunity for anyone looking to embrace modern living in one of London's most sought-after areas. With its spacious layout, contemporary features, and prime location, it is sure to impress. Secure underground private car parking space benefits from a rarely available electric charging point.

- 24 Hour Concierge
- Large Landscaped Communal Gardens
- Private west facing balcony
- Comfort cooling
- Secure underground parking space with Electric Charging
- Residents Art Deco style lounge and business centre
- Residents Roof Terrace
- Tenure: 991 years
- Ground Rent: £1,124.12
- Service charge: £7,928.97

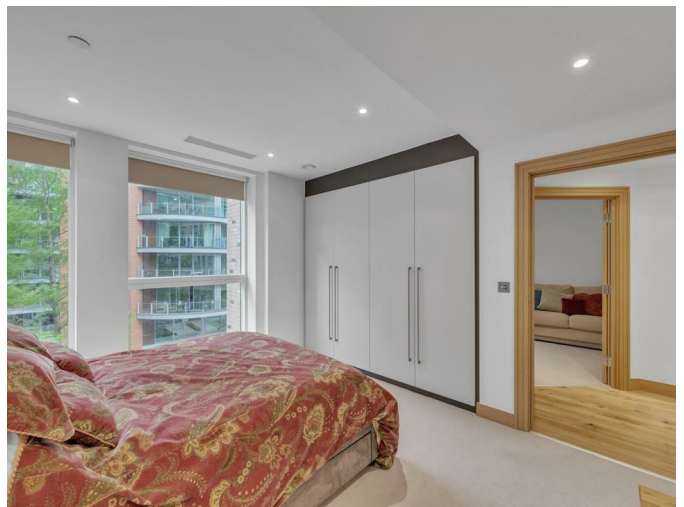
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