

Paddington Exchange, London, W2



£995,000

Nestled in the heart of Paddington Basin, this stunning two-bedroom apartment in the prestigious Paddington Exchange development offers the perfect combination of contemporary luxury, comfort, and connectivity.

Occupying a generous 895 sq ft on the third floor, this beautifully designed home features a spacious open-plan reception area that seamlessly flows onto a private west-facing balcony – ideal for enjoying evening sunsets or morning coffee. Floor-to-ceiling windows fill the living space with natural light, enhancing the warm, modern ambiance throughout.

Located moments from Paddington Station (Heathrow Express, National Rail, Bakerloo, Circle, District & Hammersmith & City Lines), this apartment offers unrivalled access across London and beyond. You're also a short walk from Hyde Park, the canalside cafes of Little Venice, and local favourites like Marks & Spencer Foodhall, boutique gyms, and riverside restaurants.

Whether you're a professional, investor, or frequent traveller, this apartment delivers effortless urban living in one of London's most dynamic and sought-after neighbourhoods.

- 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

REQUEST A VIEWING
+44 (0)20 3019 6150



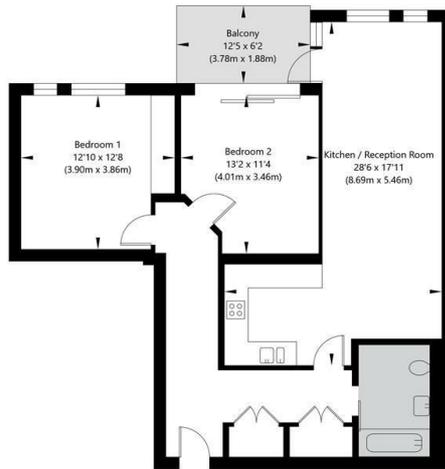
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Hermitage Street, London W2 1BH

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 83.12 SQ M / 895 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 83.12 SQ M / 895 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	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GRANGE LONDON

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