

**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

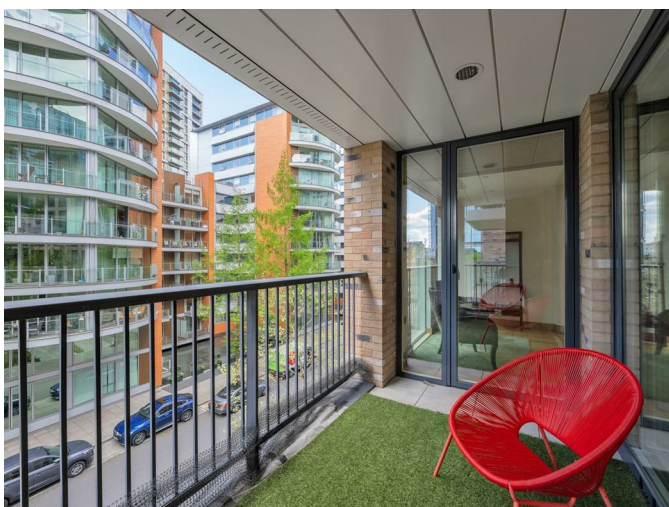
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