



HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

Balmoral Apartments, Praed Street, London



Asking Price £1,500,000

A 3 bedroom - 2 bathroom (one ensuite) apartment located on the fifth floor of a highly sought-after building set in a modern waterside development featuring west-facing balcony, aspect overlooking canal. 24-hour concierge. Lift. Secure underground parking.

Balmoral Apartment is located close to transport links : underground stations: Edgware Road, Paddington Station (Heathrow Express), easy access for motoring to A40, restaurants and cafes of Edgware Road and Paddington area and numerous bus routes to Oxford Street.

Service charge: £9300 pa approx.
967 year lease remaining

EPC rating: C
Council Tax Band: G

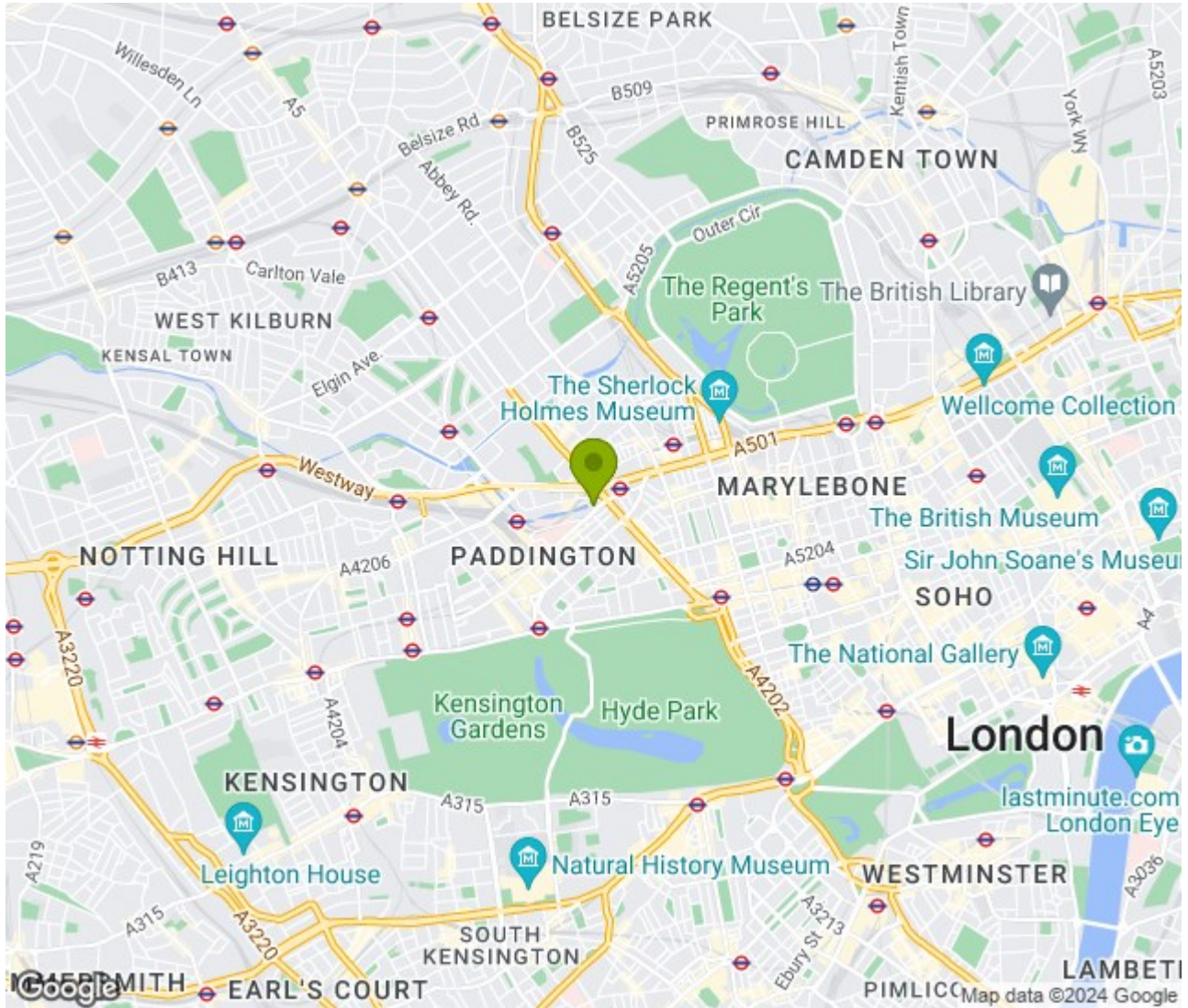
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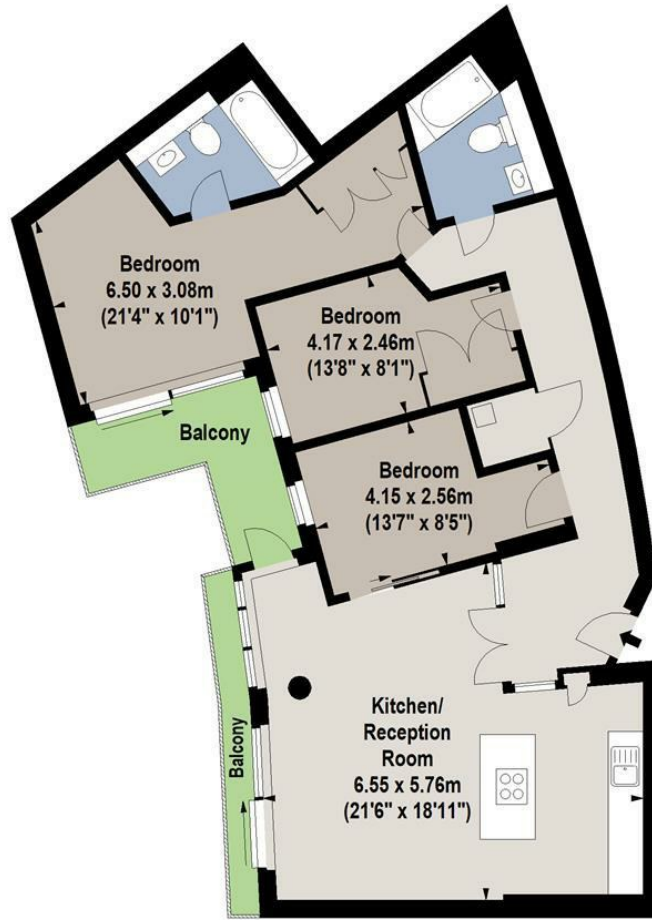
www.hydeparkagencies.com





Location: , London





Fifth Floor



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Balmoral Apartments, W2

Approx. Gross Internal Area
94.76 Sq M - 1020 Sq Ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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