

Betula House, North Wharf Road, London W2

3 Bedrooms **3 Bathrooms** **1 Reception Rooms**

JLL

Betula House, North Wharf Road, London W2
Leasehold - 973 years remaining

A meticulously designed three bedroom apartment within the distinguished Betula House, where contemporary luxury meets the tranquil elegance.

Key Features

- Three bedrooms
- Three bathrooms
- Concierge
- Private balcony
- EPC: B
- Council
- Ground rent: £750 P/A
- Service charge: £14,628 P/A

The apartment delivers an impressive combination of space and modern design, featuring three generously proportioned bedrooms complemented by three luxurious bathrooms, including one ensuite to the master bedroom. The thoughtful layout maximizes natural light throughout, creating an inviting and comfortable living environment.

A private balcony extends the living space outdoors, providing the perfect setting for alfresco dining or relaxation while taking in views of the surrounding area. This versatile outdoor retreat adds a valuable dimension to the apartment, offering a peaceful sanctuary.







The living spaces are characterized by their impressive proportions and thoughtful design. Floor-to-ceiling windows invite abundant daylight throughout the day, while high-quality fixtures, contemporary finishes, and meticulous attention to detail create an interior that feels both welcoming and refined. The neutral palette and premium materials provide an ideal canvas for personalisation, whether entertaining guests or enjoying quiet evenings at home.

Betula House stands as a landmark development within Paddington Basin, offering residents 24-hour concierge services for added security and convenience. The building exemplifies modern architectural excellence while providing a strong sense of community.

Betula House occupies a prime position within Paddington Basin, where tranquil waterside living meets exceptional urban convenience. The area features scenic canal towpaths, quality restaurants, independent coffee shops, and boutique retailers, creating a distinctive and desirable neighbourhood character.

Transport connectivity is outstanding. Paddington Station lies moments away, providing the Heathrow Express, national rail services, multiple Underground lines, and the Elizabeth Line for rapid access to Canary Wharf, the City, and across London. The A40 offers convenient motorway connections, whilst Marylebone, Hyde Park, and the West End all sit within easy reach-delivering the perfect balance of accessibility, culture, and waterfront tranquility.















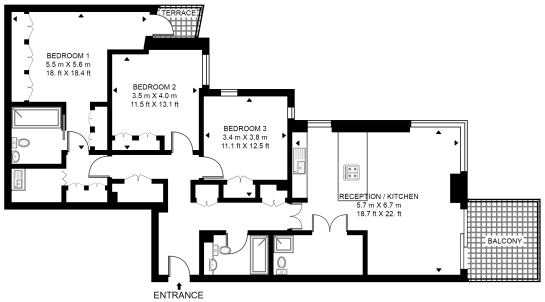






BETULA HOUSE, PADDINGTON GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 1337 SQ.FT (124.2 SQ.M)



FOURTH FLOOR

HDVA

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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