



A wide-angle photograph of a modern, bright apartment interior. In the foreground, a long, light-colored wooden dining table is set with black leather chairs. A large, dark, textured vase with green and white flowers sits on the table. In the background, a white sectional sofa is positioned on a light-colored rug. Large floor-to-ceiling windows with white curtains offer a view of a city skyline. A pool table is visible in the distance. The ceiling is white with recessed lighting and a modern black chandelier with multiple shades. A white pillar stands near the sofa.

SHELDON SQUARE

Paddington W2



SPACIOUS FIVE-BEDROOM PENTHOUSE APARTMENT IN PADDINGTON

Located in the heart of Paddington, this exceptional five-bedroom penthouse offers an impressive 4,084 sq ft of beautifully designed living space.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 975 years remaining

Ground rent: £500 per annum, *please note that we have been unable to confirm the review period. You should ensure that you or your advisors make your own enquiries

Service charge: £57,103 per annum, reviewed every year, next review 2026

Guide Price: £4,950,000



LUMINOUS INTERIORS

Floor-to-ceiling windows flood the home with natural light, enhancing the warm wooden flooring and creating a bright, inviting atmosphere throughout. The thoughtfully designed layout combines contemporary style with everyday practicality, making it ideal for both family living and entertaining.

At the heart of the home is a bespoke kitchen, beautifully designed with sleek worktops and large windows, creating a bright and stylish space for cooking and dining. The apartment also offers two generous reception rooms, providing flexible spaces for relaxing, hosting guests or spending time with family and friends. Further highlights include direct lift access to the apartment and two private parking spaces in the secure basement parking area, offering exceptional convenience, security and ease of access.

*Please note that some images within this listing, are computer-generated and are for indicative purposes only.









PRIVACY & COMFORT

The principal bedroom suite is spacious and elegant, enjoying a bright and airy feel along with a luxurious en suite bathroom. Four further well-proportioned bedrooms each benefit from their own en suite, providing a high level of comfort, privacy and convenience for residents and guests alike.

A particular highlight of the property is the impressive private roof terrace, complete with a Jacuzzi and offering ample space for outdoor dining, entertaining or simply unwinding while enjoying views across the surrounding cityscape.

Combining generous proportions, high-quality finishes and a prime Paddington location, this outstanding apartment presents a rare opportunity to enjoy luxury living in one of central London's most sought-after neighbourhoods.

Located in Sheldon Square, this apartment provides straightforward access to Paddington's dynamic lifestyle. Paddington Underground station is approximately 0.3 miles away, offering excellent connectivity across London via the Bakerloo, Circle, District and Hammersmith & City lines. The area is recognised for its vibrant atmosphere, with a variety of shops, dining options and entertainment venues nearby. Experience the convenience of urban living while being well connected to the city's many attractions. All times and distances are approximate.







Approximate Gross Internal Area = 379.5 sq m / 4084 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Ali Mathews

+44 2034356443

ali.mathews@knightfrank.com

Knight Frank Marylebone & Hyde Park

Unit 49, 55 Baker Street

W1U 8EW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated March 2025 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

