



GABY TANG

exp

@ gaby.tang@exp.uk.com

gabytang.exp.uk.com

07859 892 685

FOR ENQUIRIES QUOTE REF: GT-1405

3 3 1

Paddington Exchange, Hermitage Street, London, W2

Offers in excess of £1,900,000

Leasehold (expires 24.03.3013)

Ground Rent £1,000 per annum

Service Charges 13,000 per annum

- 3 Bedrooms
- 3 bathrooms
- Open plan living space
- Utility cupboard
- Terrace
- Secure underground parking
- 24 hour concierge
- Residents' lounge
- Residents' lifts
- Residents' landscaped gardens



Set within a prestigious waterside development in one of Zone 1's most well-connected neighbourhoods, this beautifully proportioned apartment offers exceptional lateral living in the heart of W2.

The heart of the home is an impressively spacious open-plan living area, combining reception, kitchen, dining and sitting spaces. Sliding doors lead onto a private south-west facing terrace enjoying views towards the canal.

Extending to approximately 1518 sqft /141 sqm, the accommodation comprises two generous bedroom suites, a third equally generous bedroom, and a stylish guest bathroom. The apartment further benefits from excellent storage, a dedicated utility area, comfort cooling, and a secure underground parking space.

Residents of Paddington Exchange enjoy access to a residents' lounge, 24-hour concierge, residents' lifts, and landscaped communal gardens.

Nestled within the vibrant Paddington Basin, the property is moments from the waterside charm of the Grand Union Canal, alongside an array boutique shops, cafés and restaurants. The open green spaces of Hyde Park and Kensington Gardens are also within easy reach. Perfectly positioned for access to Brunel's Grade I listed Paddington Station, the apartment benefits from excellent transport links including the Elizabeth Line, Heathrow Express, and multiple Underground lines, as well as superb pedestrian, bus and cycle connections.



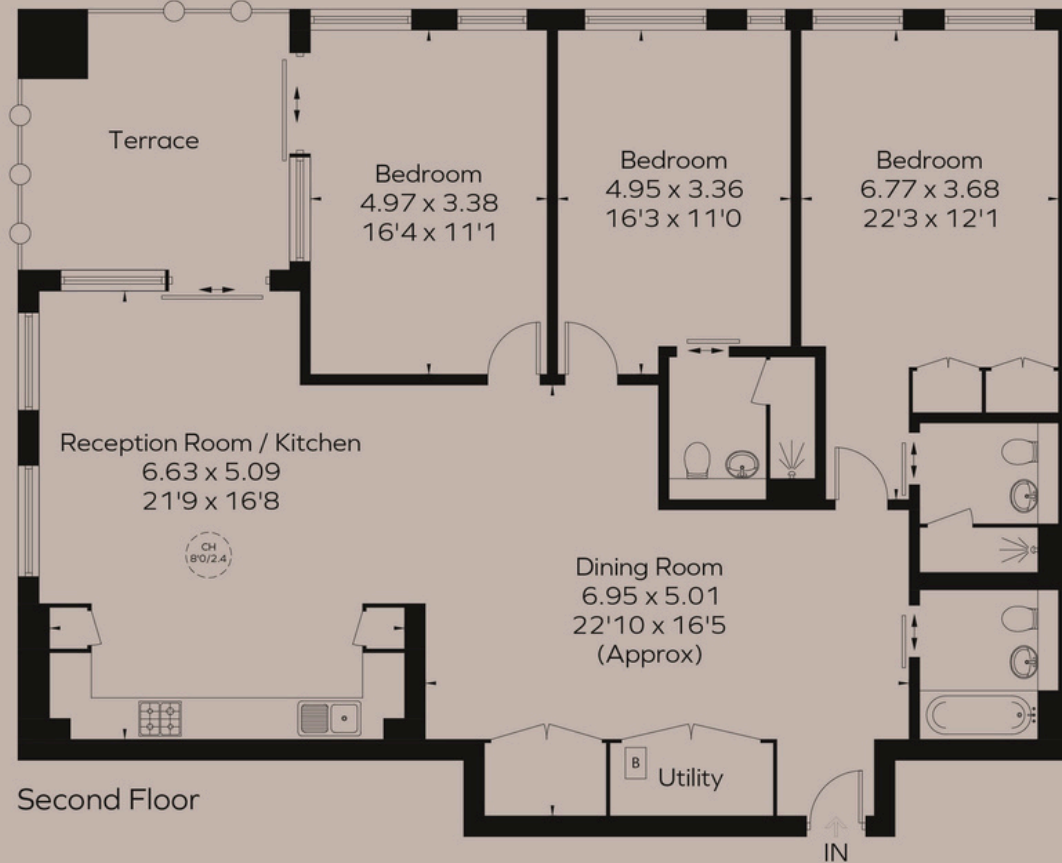
# HERMITAGE

Approximate Gross Internal Area

1518 sq. ft. (141.0 sq. m.)



CH  
8'0"/2.4 = Ceiling Height



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. ID 1019483

eXp World UK Limited is a registered company at c/o Corporation Service Company (UK) Limited, 114 St. Martin's Lane London WC2N 4BE.

Registered company number is 12016573. VAT Registration Number is 327 4120 29

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
102 kWh/m <sup>2</sup> A			
81-101 kWh/m <sup>2</sup> B		BB	BB
69-80 kWh/m <sup>2</sup> C			
55-68 kWh/m <sup>2</sup> D			
39-54 kWh/m <sup>2</sup> E			
21-38 kWh/m <sup>2</sup> F			
1-20 kWh/m <sup>2</sup> G			
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	