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FOR ENQUIRIES QUOTE REF: GT-1405

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Peninsula Apartments, Praed Street, London W2

Guide Price £1,200,000

Leasehold (expires 01.01.2991)

Ground Rent £350 per annum

Service Charges £8,719.66 per annum

- 2 bedrooms
- 2 bathrooms
- Open plan living space
- 2 Juliette balconies
- Private terrace
- Comfort cooling
- Secure underground parking
- 24 hour concierge
- Residents' lifts



Set on the seventh floor of one of Paddington Basin's most sought-after waterside developments, this well presented canal-facing apartment offers stylish modern living in a highly convenient location.

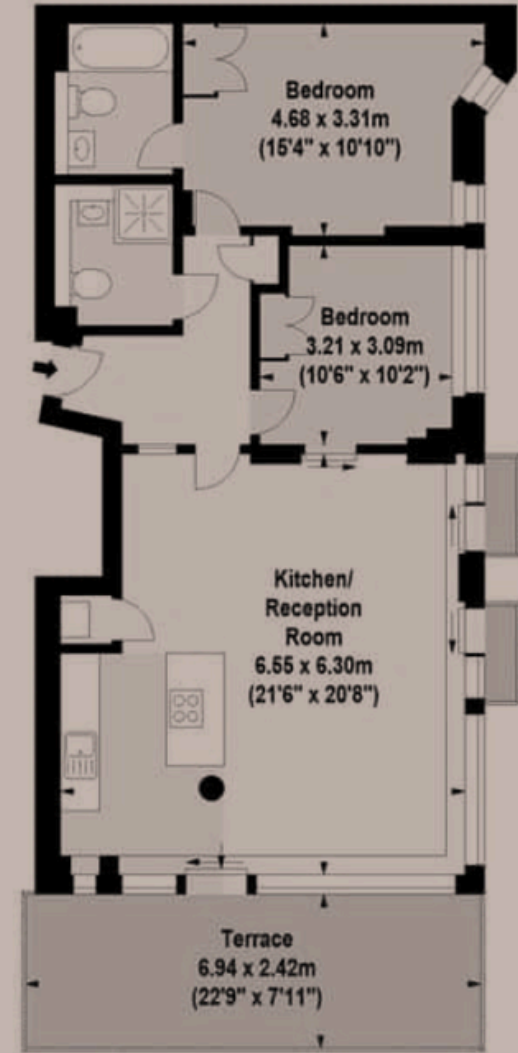
The generously proportioned accommodation is arranged around a particularly impressive open-plan kitchen and reception room measuring over 21 feet in width, a principal bedroom with en-suite bathroom, a second bedroom and a guest shower room. A standout feature is the private terrace extending to over 22 feet in width - a natural extension of the living space during the summer months. Floor-to-ceiling windows flood the principal rooms with natural light, while further benefits include comfort cooling, two Juliette balconies and a secure underground parking space.

Residents benefit from the full complement of building amenities, including a 24-hour concierge service, secure access and dedicated lift access to the upper floors.

Located in the heart of vibrant Paddington Basin, the property is moments from the waterside charm of the Grand Union Canal, with an array of boutique shops, cafés and restaurants close at hand. The open green spaces of Hyde Park and Kensington Gardens are also within easy reach.

For transport, the apartment is perfectly placed for Brunel's Grade I listed Paddington Station, offering direct access to the Elizabeth line, the Heathrow Express and multiple London Underground lines, complemented by excellent bus, cycle and pedestrian connections throughout the city.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84

England & Wales EU Directive 2002/91/EC

Seventh Floor

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**Peninsula Apartments,
Paddington, W2**

Approx. Gross Internal Area
79.99 Sq M - 861 Sq Ft

