



GABY TANG

exp

@ gaby.tang@exp.uk.com

gabytang.exp.uk.com

07859 892 685

Paddington Gardens, North Wharf Road, London, W2

Guide Price £3,350,000

Leasehold (expires 29.05.2015)

Ground Rent £1200 per annum

Service Charges £21,910.84 per annum

- 4 Bedrooms
- 3 Bathrooms
- 2 Dressing rooms
- Open plan living space
- Utility room
- 2 Terraces
- 2 parking spaces
- 24 hour concierge & residents' lifts
- Residents landscaped gardens
- 2084 sqft / 193.6 sqm



Set within a prestigious waterside development in Paddington Basin, W2, is this exceptional four-bedroom apartment that has been beautifully crafted by Morpheus & Co.

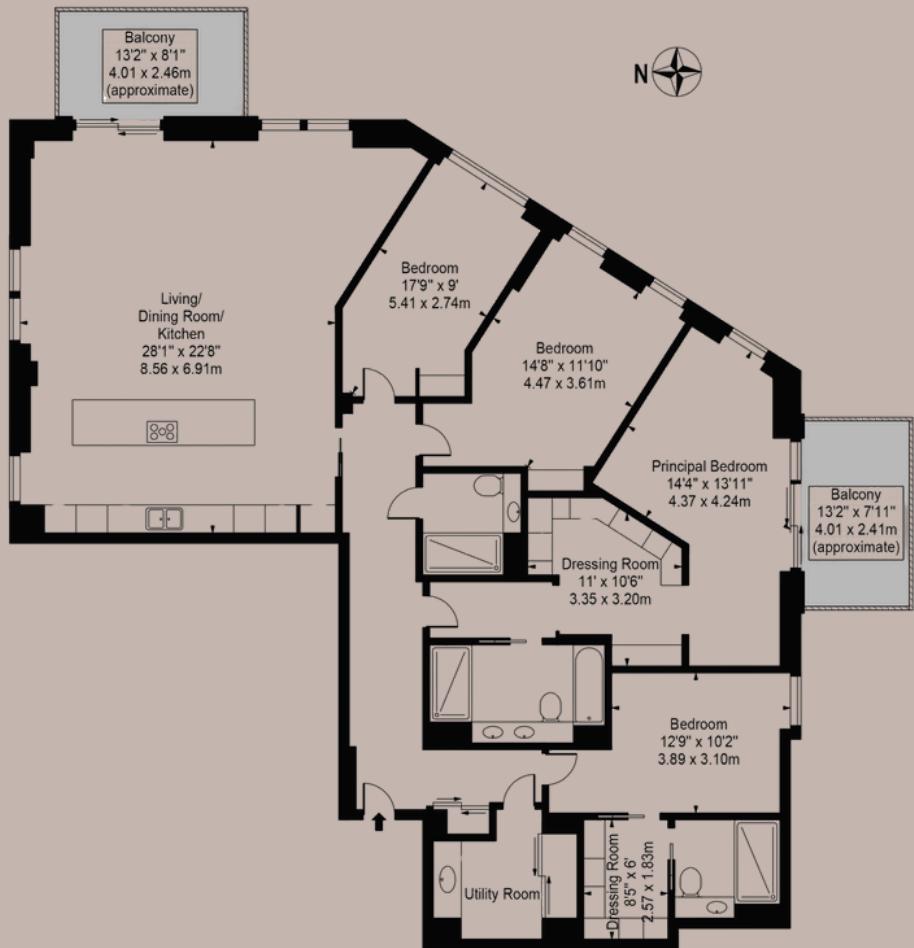
Positioned on an elevated eleventh floor with lift access and 24 hour concierge, the core of the home is the approx 640 sqft / 59.4 sqm open plan entertaining space, combining a high specification kitchen with Miele appliances, dining area and lounge area that extends onto a private terrace. Additional features include a utility room, two secure underground parking space, storage locker and air conditioning. Residents benefit from a 24-hour concierge, lift access to all floors and use of residents landscaped gardens.

Paddington Gardens offers the pinnacle of central London living, a luxurious, meticulously designed sanctuary with unparalleled connectivity. Perfectly positioned for access to Paddington Station (Elizabeth Line, Heathrow Express and multiple Underground lines) this lateral property combines the best of luxury living with effortless connectivity. Nestled in the vibrant Paddington Basin, this prime address places you moments from the waterside charm of the Grand Union Canal and a rich mix of boutique shops, cafes, and restaurants. The open green spaces of Hyde Park and Kensington Gardens are within easy reach.





**Dahlia House**  
Approx. Gross Internal Area 2084 Sq Ft - 193.61 Sq M



Eleventh Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriart Photography & Design LTD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	89
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		