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FOR ENQUIRIES QUOTE REF: GT-1405

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Peninsula Apartments, Praed Street, London W2

Asking Price £795,000

Leasehold (expires 01.01.2991)

Ground Rent £350 per annum

Service Charges £7,684 per annum

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



Set on the fourth 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.

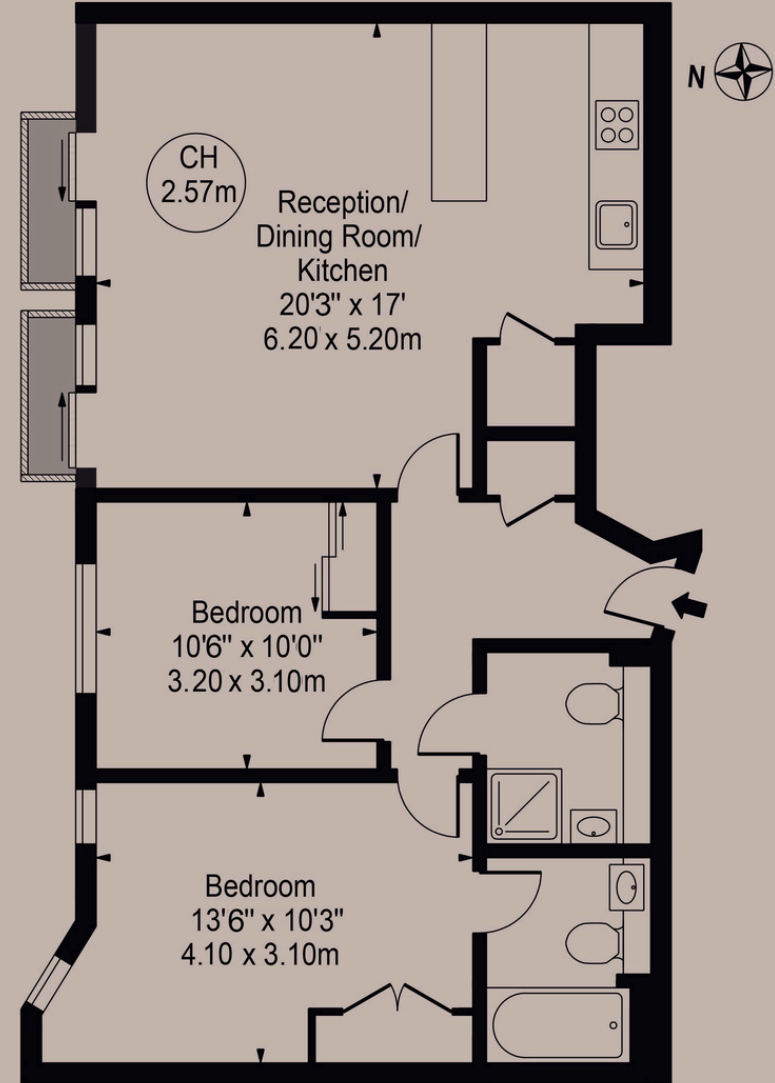
The well configured accommodation comprises an open-plan reception room with a fully fitted kitchen/breakfast room, a principal bedroom with en-suite bathroom, a second bedroom and a guest shower room. Floor-to-ceiling windows flood the principal rooms with natural light, while further benefits include comfort cooling, two juliette balconies and a secure underground parking space. Residents also enjoy the convenience of a 24-hour concierge service and three dedicated lifts.

Situated 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.



# Peninsula Apartments

Approx. Gross Internal Area 775 Sq Ft - 72 Sq M



Fourth 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
75-92 kWh/m <sup>2</sup>	B		
69-75 kWh/m <sup>2</sup>	C		
63-69 kWh/m <sup>2</sup>	D		
55-63 kWh/m <sup>2</sup>	E		
49-55 kWh/m <sup>2</sup>	F		
41-49 kWh/m <sup>2</sup>	G		
Very energy inefficient - higher running costs		B4	B2

EU Directive 2002/91/EC  
England & Wales