



## Paddington Exchange, London, W2



**£1,100,000**

Experience refined London living in this elegant two-bedroom apartment set within the prestigious Paddington Exchange development, perfectly positioned in the heart of Paddington Basin.

Extending to approximately 862 sq. ft., this immaculate apartment offers generous proportions, floor-to-ceiling windows and an abundance of natural light throughout. The spacious reception room flows seamlessly into a sleek open-plan kitchen, creating an ideal setting for both everyday living and entertaining, with direct access to one of the two private balconies.

The principal bedroom benefits from a stylish en-suite bathroom and opens onto the second private balcony, enjoying attractive garden views — a rare and highly desirable feature in this central location. The second bedroom is well-proportioned, complemented by a modern family bathroom.

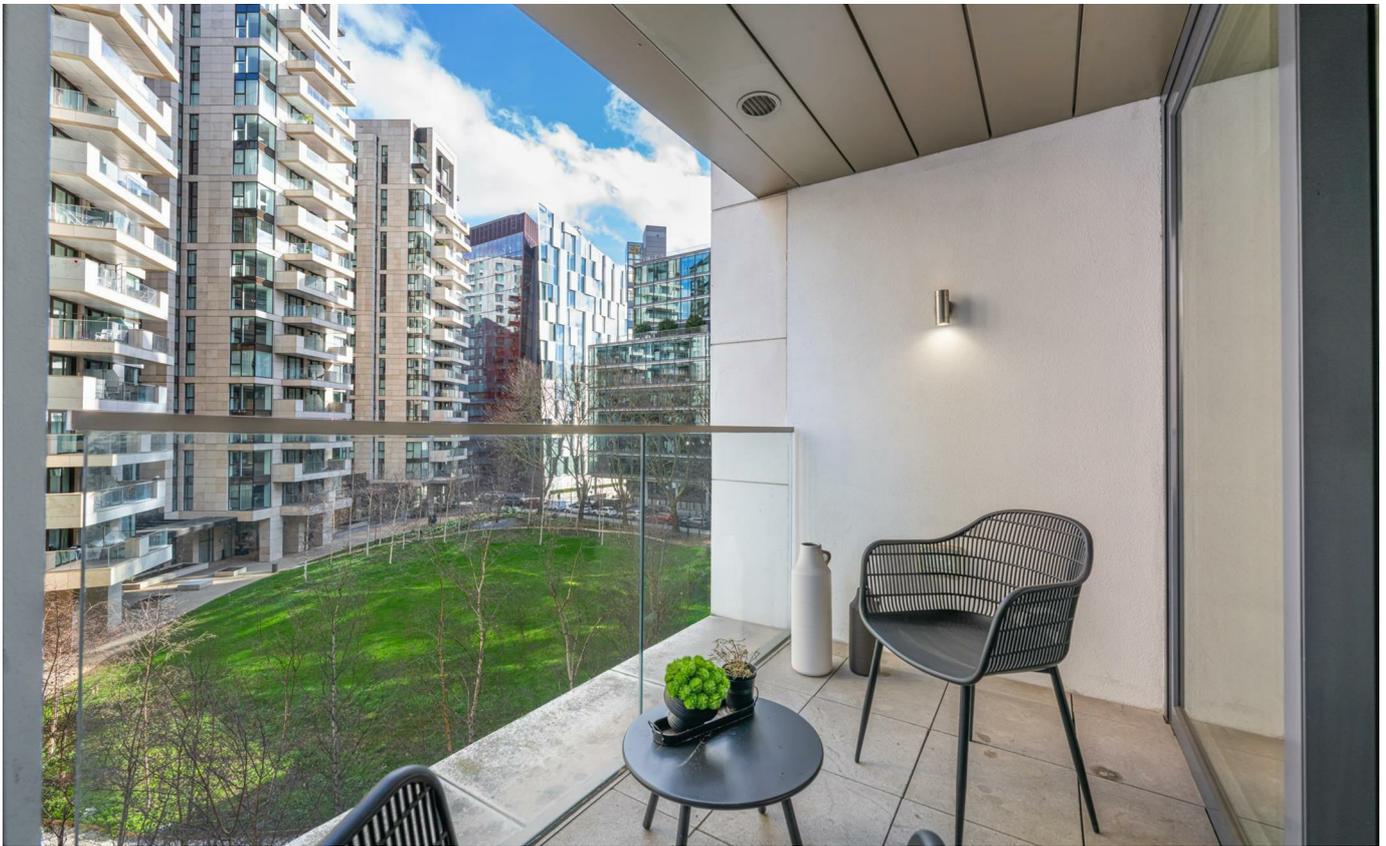
Residents of Paddington Exchange enjoy beautifully landscaped communal gardens, secure entry, lift access and a 24-hour concierge service, providing both convenience and peace of mind. One of our favourite features is the Art Deco-inspired residents lounge located on the first floor, which features a meeting room and relaxation area. Perfect space for anyone that works from home.

Positioned just moments from Paddington Station (Heathrow Express, National Rail, Elizabeth Line, Bakerloo, Circle, District and Hammersmith & City Lines), the apartment offers exceptional connectivity — with fast links to Heathrow Airport, the West End and the City. Hyde Park, Little Venice and the vibrant waterside cafés and restaurants of Paddington Basin are all within easy reach.

Combining light, space, luxury and outstanding transport links, this is a superb opportunity to secure a stylish home in one of London's most dynamic and well-connected neighbourhoods.

- 24-hour concierge
- Large landscaped communal gardens
- 2 private balconies
- Residents Art Deco style lounge and business centre
- Residents roof terrace
- Close to Hyde Park & Little Venice
- Easy access to main transport links
- Tenure: 987 years
- Ground rent: £1124.12
- Service charge: £7169.98

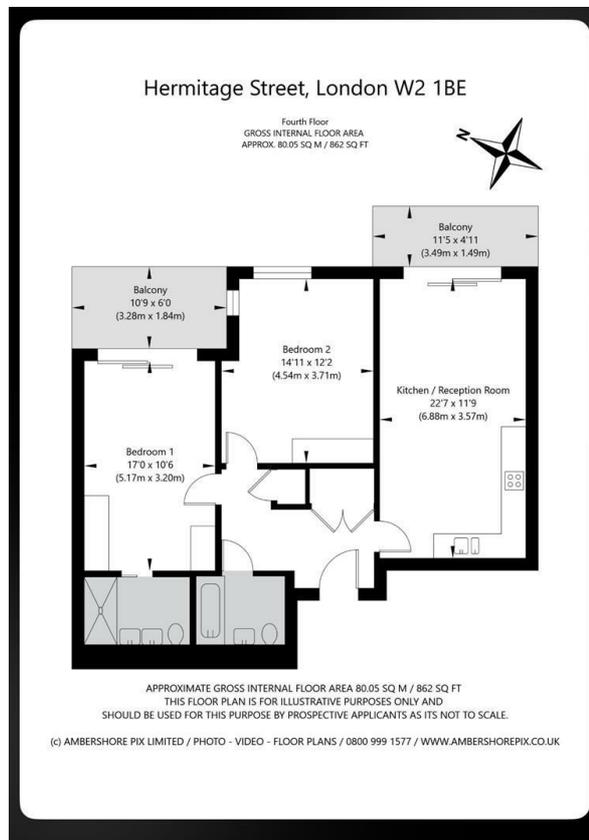
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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