



Paddington Gardens, London, W2

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  85

£2,500,000

A stunning 17th-floor Penthouse apartment offering modern luxury and exceptional views in the heart of Paddington. This beautifully designed residence features a spacious reception room that opens onto a large private terrace, also accessible from the main bedroom, creating a seamless indoor-outdoor living experience.

The main bedroom suite includes a generous dressing room and a sleek en-suite bathroom, while the second double bedroom benefits from a walk-in wardrobe and its own en-suite. A versatile third room can function as a bedroom or study and is serviced by an adjoining cloakroom, ideal for guests.

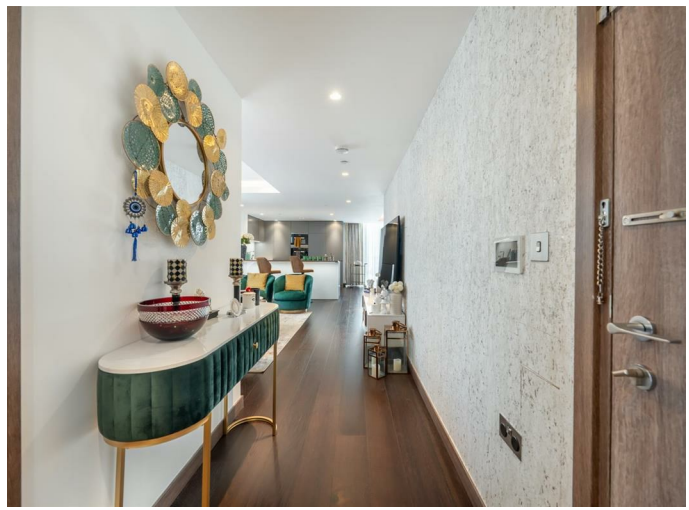
Set within Paddington Gardens, a prestigious development in the heart of Paddington Basin, the apartment enjoys a peaceful yet highly connected location. Designed by award-winning architects and surrounded by beautifully landscaped gardens, the development offers contemporary city living just moments from Hyde Park and the Regents Canal.

Residents benefit from a modern lobby, 24-hour concierge service, as well as close proximity to the vibrant mix of shops, cafés and transport connections at Paddington Station, including the Heathrow Express and the Elizabeth Line.

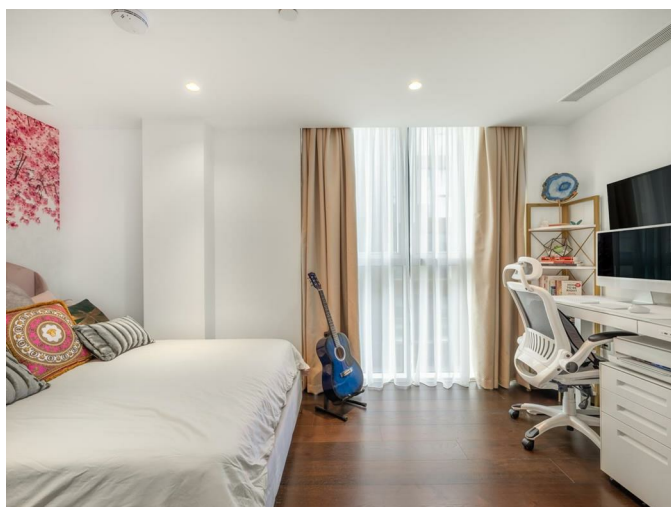
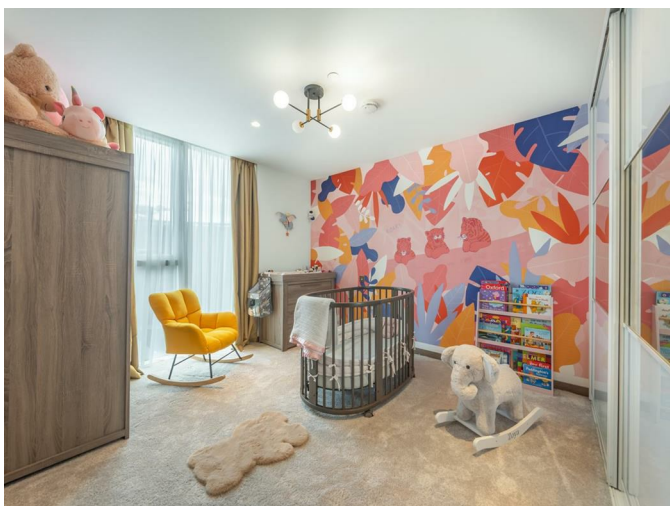
This Interior designed penthouse is a rare opportunity to experience refined living in one of central London's most dynamic and well-connected neighbourhoods.

- 17th-floor Penthouse
- Immaculate condition
- 24-hour concierge & secure modern lobby
- Expansive terrace with dual access
- Access to residents lounge & gardens
- Prime location near transport and amenities
- Private landscaped gardens
- Service Charge: £14,000 pa
- Tenure: 999 years from 2016

REQUEST A VIEWING
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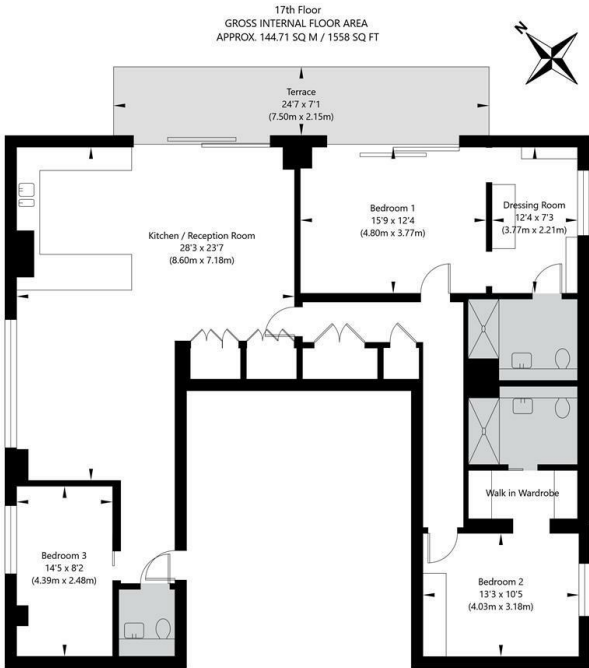


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Dahlia House, Paddington Gardens, London W2 1AW



APPROXIMATE GROSS INTERNAL FLOOR AREA 144.71 SQ M / 1558 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GRANGE LONDON

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