



Paddington Gardens, London, W2

Asking Price £1,595,000



Presented in **IMMACULATE CONDITION**, a show stopping 15th floor dual aspect two-bedroom apartment for sale in the modern Paddington Gardens development.

This apartment is one of the largest two bedroom properties in the development and the only kind with this layout.

The accommodation boasts a welcoming dual aspect reception room bathed in natural light, leading onto a large South West aspect private balcony which overlooks the landscaped gardens and the city skyline beyond. The bright open plan kitchen is fitted with Miele appliances throughout.

The spacious principal bedroom provides an atmosphere of Zen. The walk through dressing area boasts bespoke joinery and leads to a large ensuite bathroom. The apartment further benefits from a second bedroom with guest bathroom opposite.

A modern lobby sets the tone for what this luxury property brings, with its striking design and a welcoming 24-hour concierge service.

GREAT CONNECTIVITY

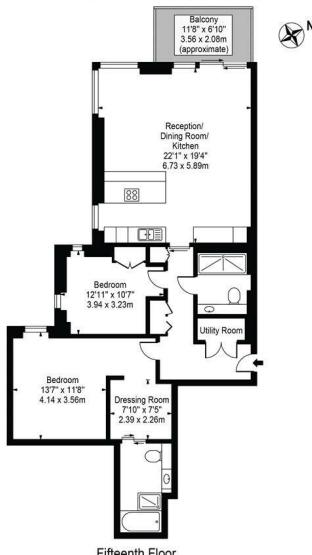
Just 5 minutes' walk to London's Paddington Station – home to National rail, Elizabeth Line (Crossrail), the London Underground and Heathrow Express – Dahlia House is perfectly located to access the whole of London and beyond.



- 15th Floor with skyline views
- 1063 sq ft of internal space
- Large Private balcony – SW facing
- Access to residents lounge & gardens
- Ground Rent: GBP750 pa
- Rare 2 bedroom apartment
- **IMMACULATE CONDITION**
- 24 hour concierge
- Service Charge: GBP9000 pa
- Tenure: 999 years from 2016

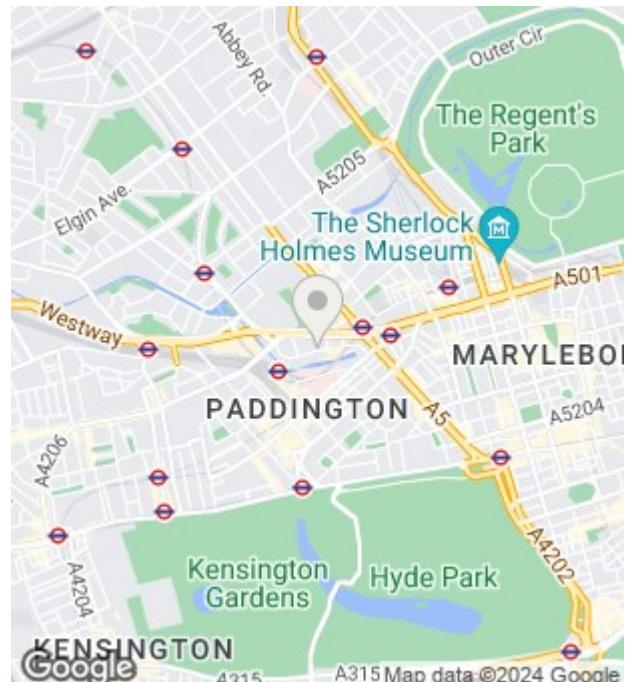


Dahlia House
Approx. Gross Internal Area 1063 Sq Ft - 98.76 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and not considered a plan or in any way a legal document. It is not to scale. It does not contain a full survey of the property and is not a statement of fact. Any intended use of the property should satisfy the relevant planning, searches, environmental, full survey and the relevant party to 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.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |