

Paddington Exchange, London, W2



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1



87

£995,000

Discover contemporary London living at its finest with this elegant two-bedroom apartment in the prestigious Paddington Exchange development — perfectly positioned in the vibrant Paddington Basin.

Occupying 895 sq ft on the third floor, this stylish home features a bright open-plan living space with floor-to-ceiling windows and seamless access to a private west-facing balcony.

The modern kitchen is fully integrated, while both bedrooms are well-proportioned, complemented by a sleek family bathroom and ample storage throughout.

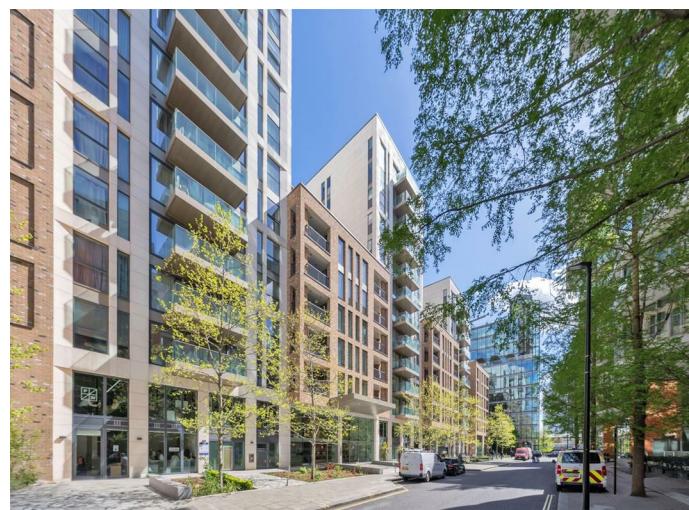
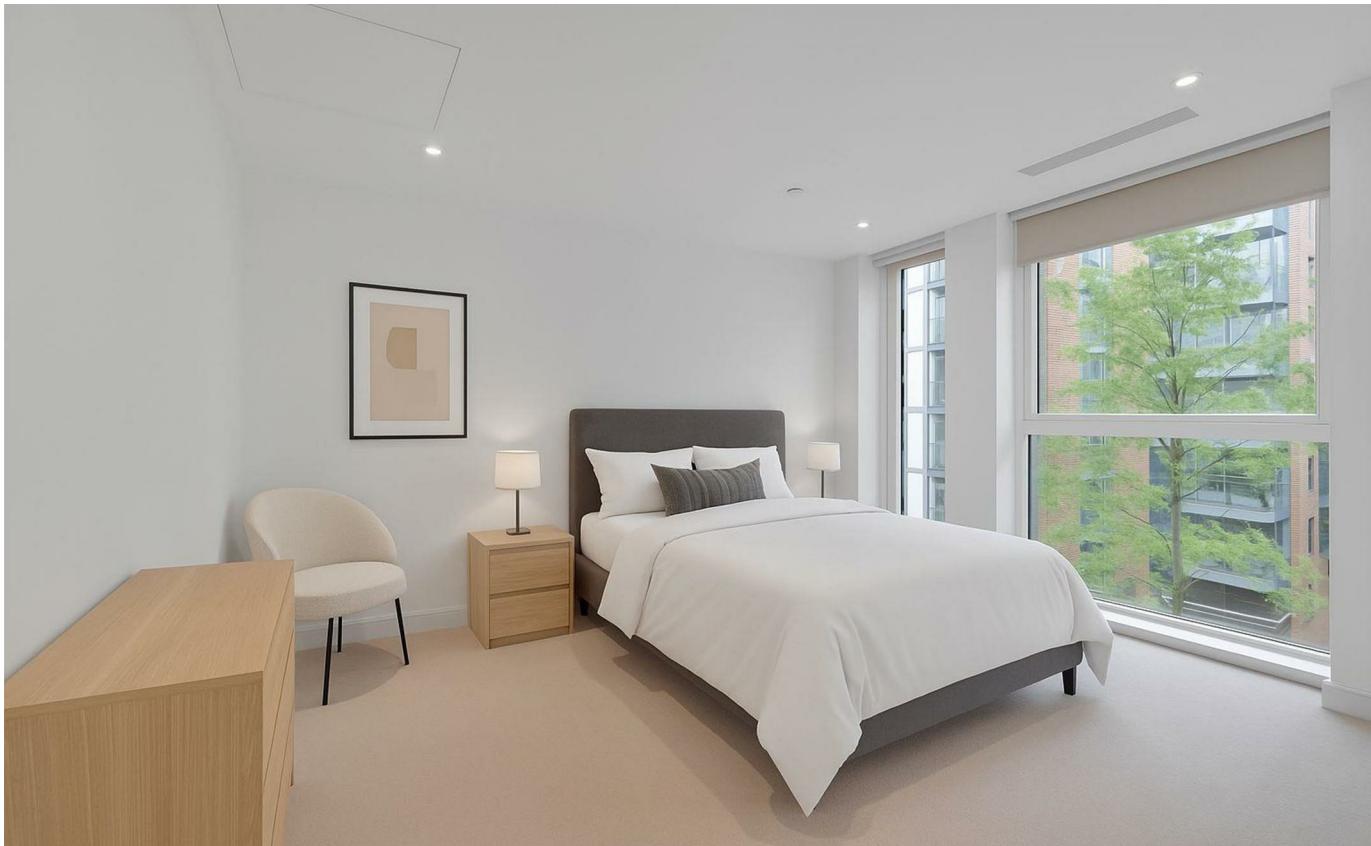
Residents of Paddington Exchange enjoy access to beautifully landscaped communal gardens, secure underground parking, concierge service, and lift access.

Located just moments from Paddington Station (Heathrow Express, National Rail, Elizabeth, Bakerloo, Circle, District & Hammersmith & City Lines), the apartment offers exceptional connectivity. Nearby Hyde Park, Little Venice, and the area's cafés, restaurants, and boutiques provide the perfect blend of urban energy and riverside calm.

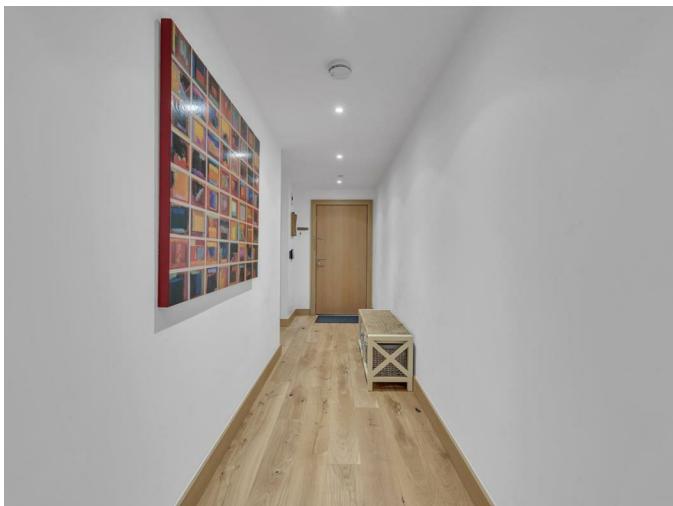
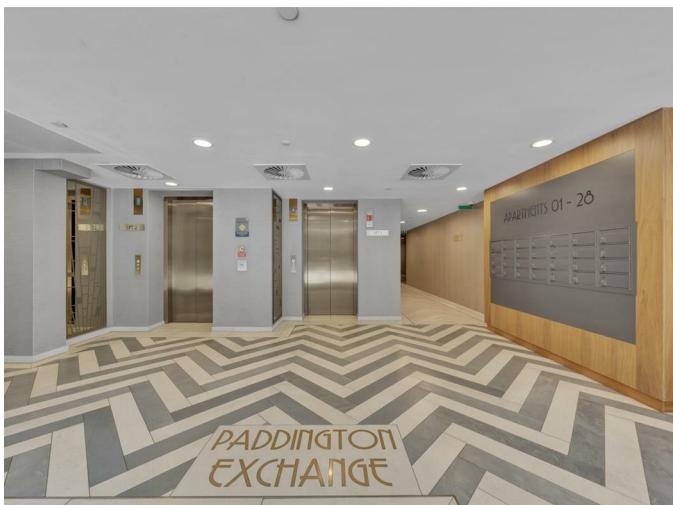
An ideal choice for professionals, investors, or frequent travellers, this apartment offers a rare opportunity to own a luxurious home in one of London's most dynamic neighbourhoods.

- 24 Hour Concierge
- Large Landscaped Communal Gardens
- Private west facing balcony
- Comfort cooling
- Secure underground parking space
- Residents Art Deco style lounge and business centre
- Residents Roof Terrace
- Tenure: 991 years
- Ground Rent: £1,124.12
- Service charge: £7,928.97

REQUEST A VIEWING
+44 (0)20 3019 6150

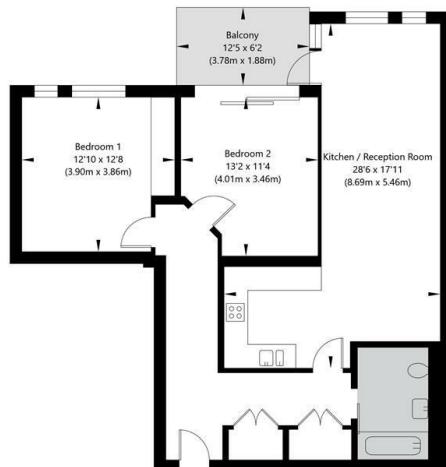


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Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 83.12 SQ M / 895 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 83.12 SQ M / 895 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 | | |
| (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 (CO ₂) 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 | |

