



North Wharf Road, W2

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Presented in modern condition, this newly developed 15th-floor dual-aspect two-bedroom apartment is available in the contemporary Paddington Gardens development. This flat is one of the largest two-bedroom properties in the complex and the only one with this unique layout.

The accommodation features a welcoming dual-aspect reception room filled with natural light, leading onto a large southwest-facing private balcony that overlooks the landscaped gardens and the city skyline beyond. The bright open-plan kitchen is fully fitted with Miele appliances.

Paddington Gardens lies in the heart of the Paddington Basin, offering a variety of restaurants, cafés, retail shops and social activities conveniently located nearby.

The immediate area benefits from excellent pedestrian, cycle, rail and road access, while rail transport links will be further enhanced with the opening of Crossrails Elizabeth Line which will have a major hub at Paddington.

Paddington station offers access across London via the underground (Bakerloo, Circle, District, Hammersmith & City Lines), direct trains to Heathrow Airport in around 15 minutes via the Heathrow Express, and to an extensive train network spanning the United Kingdom.

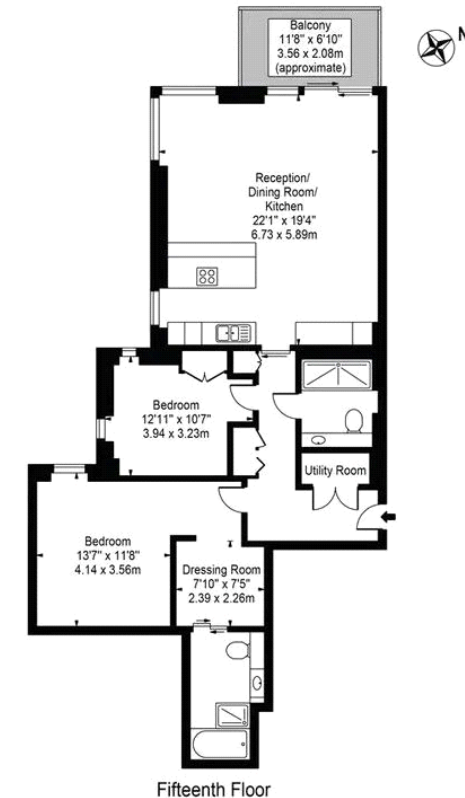
Council Tax Band: F (Westminster)

24/7 Concierge, Air Conditioning, Pet Friendly

Asking price: £1,595,000



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



Fifteenth 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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