

WATERLINE HOUSE, PADDINGTON, W2



**ASKING
PRICE
£825,000**

- Two Double Bedrooms
- Two Bathrooms
- 7th Floor
- Moments from Paddington Station
- Video Entry System
- Modern Decoration
- 683 Approx sq ft

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Paddington Lettings Office
12 West End Quay
1 South Wharf Road, London, W2 1JB
Tel: 020 7723 5645

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Presenting this two double bedroom apartment based in a nearly new development in the heart of Paddington. Situated on the 7th floor, 683 sq ft and in excellent condition. The apartment further benefits from the master bedroom with en-suite shower room, separate bathroom, large open plan kitchen/living room and storage space.

The development is extremely secure with video entry system, concierge services and secure cycle storage. Ideally located only minutes from Paddington station with excellent links in and out of London.

Available from 5th July 2018

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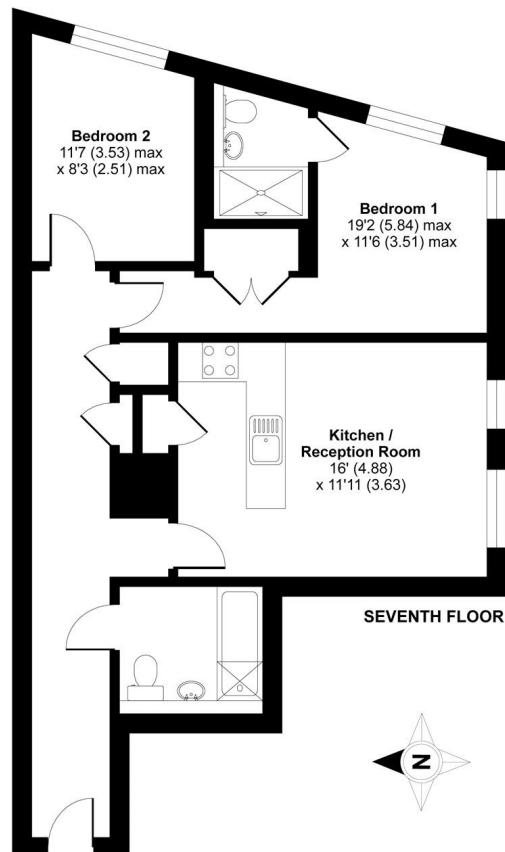


WATERLINE HOUSE, 4 MERCHANT SQUARE, LONDON, W2

Approximate gross
internal area:
63.5 SQM /
683 SQ FT

Merchant Square East, London, W2

APPROX. GROSS INTERNAL FLOOR AREA 683 SQ FT 63.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

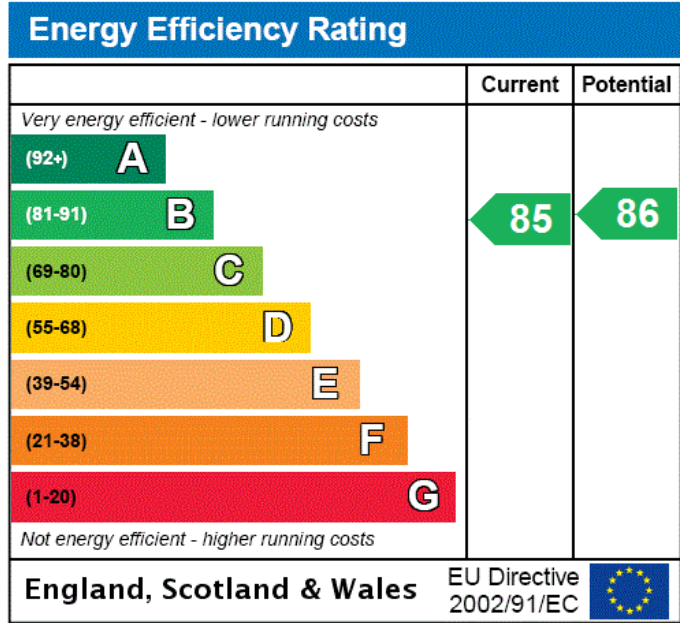
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Tenure: To be advised, 0 years
Estimated ground rent: £0 p.a.
Estimated service charge: £0 p.a.

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