



BALMORAL APARTMENTS, LONDON, W2



**ASKING PRICE
£895,000**



BALMORAL APARTMENTS, PRAED STREET, W2

- Two Double Bedrooms
- Two Bathrooms
- 9th Floor
- 24-hour Concierge and CCTV Security
- Modern Waterside Development
- Allocated Parking Space

Stunning Two-Bedroom Apartment in Prestigious Waterside Development

Located on the ninth floor of an exclusive waterside development in Paddington Basin, this contemporary two-bedroom apartment offers a bright and spacious living experience.

Key Features:

Two double bedrooms, including a master with en-suite

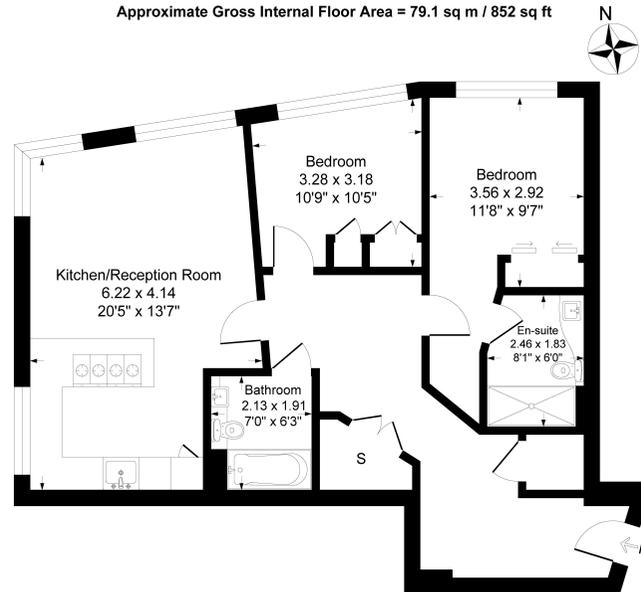


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Approximate gross
internal area:
79.2 SQM /
852 SQ FT

Balmoral Apartments, Praed Street, London, W2

Approximate Gross Internal Floor Area = 79.1 sq m / 852 sq ft



Ninth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold, 964 years

Estimated ground rent: £350 p.a.

Estimated service charge: £7000 p.a.

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FRASER
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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