FRASER & Co

BALMORAL APARTMEN,

LONDON, W2











BALMORAL APARTMEN, SOUTH WHARF ROAD, W2

- **One Bedroom**
- **One Bathroom**
- **Fourth Floor**
- **Lift**
- **Comfort Cooling**
- **24 Hour Concierge**





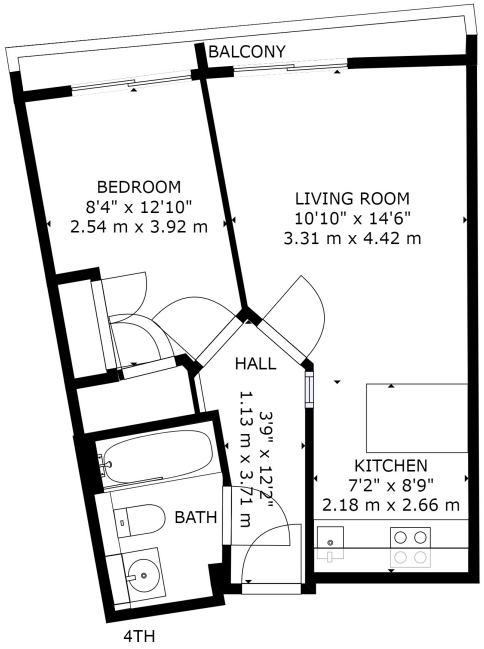
A well-presented one-bedroom apartment set within a sought-after modern development in the heart of Paddington, W2. Finished to a high specification throughout, this stylish apartment offers contemporary living with the added benefits of comfort cooling and a 24-hour concierge service.

The property features a bright and spacious open-plan living area, a well-appointed kitchen, a generous double bedroom, and a modern bathroom, providing a comfortable and well-designed living space.

Perfectly positioned just moments from Paddington Station,

BALMORAL APARTMEN,
SOUTH WHARF ROAD,
W2

Approximate gross internal area:
41.0 SQM /
441 SQ FT



GROSS INTERNAL AREA
TOTAL: 433 sq ft,40 ni
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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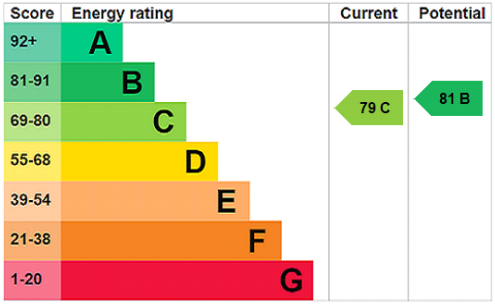
Tenure: Leasehold, 964 years
Estimated ground rent: £250 p.a.
Estimated service charge: £4500 p.a.

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12 West End Quay
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Tel: 020 7723 5645

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These particulars are prepared with all due care for convenience of intended purchasers, but their accuracy is not guaranteed and they do not form part of any contract. Purchasers must themselves check by inspections or otherwise the accuracy of these particulars prior to signing a contract. Registered No. 3051498



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