



BALMORAL APARTMENTS,

PADDINGTON, W2



ASKING PRICE
£480,000



BALMORAL APARTMENTS

PADDINGTON

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.

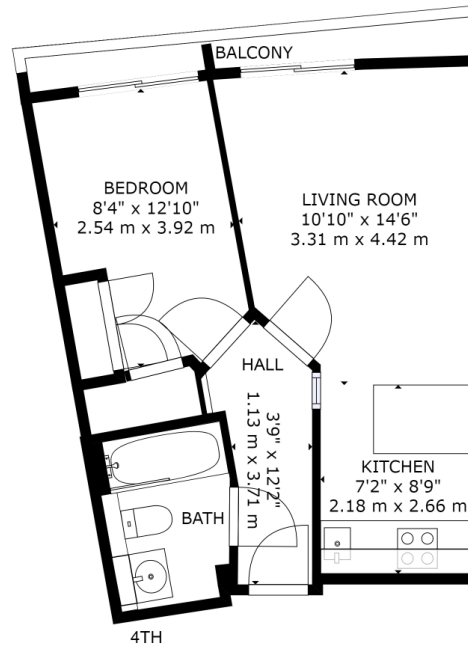
The property features a bright and spacious open-plan living area, a well-appointed kitchen, a generous double bedroom, and a modern bathroom, providing a comfortable and well-designed living space.

Perfectly positioned just moments from Paddington Station, providing access to the Elizabeth, Bakerloo, Circle, District and Hammersmith & City lines, National Rail services, and the Heathrow Express, the apartment offers exceptional connectivity across London and direct links to Heathrow Airport. Edgware Road Station is also within easy reach, while Hyde Park, Oxford Street, Marble Arch, and an excellent selection of cafés, restaurants, shops, and local amenities are all within walking distance.



BALMORAL APARTMENTS, PADDINGTON BASIN W2

Approximate gross
internal area:
41.0 SQM /
441 SQ FT



GROSS INTERNAL AREA
TOTAL: 433 sq ft / 40 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

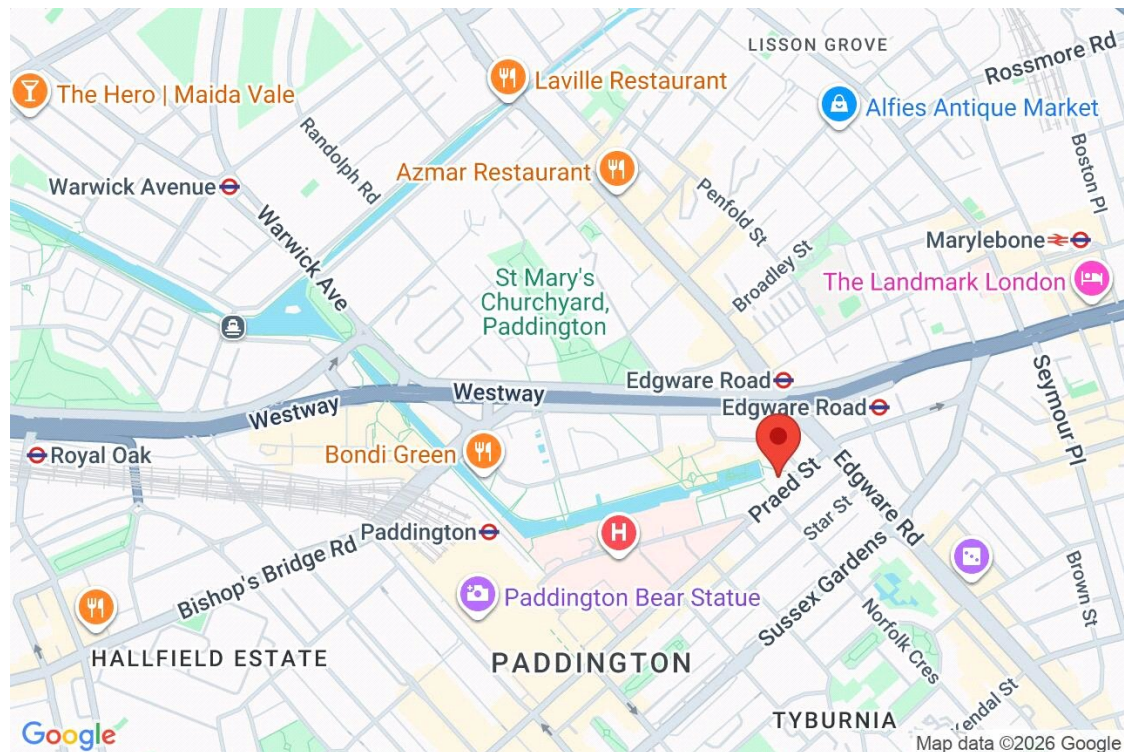
POWERED BY
matterport

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

info@fraser.uk.com
www.fraser.uk.com

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

FRASER
& Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

info@fraser.uk.com
www.fraser.uk.com

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

