

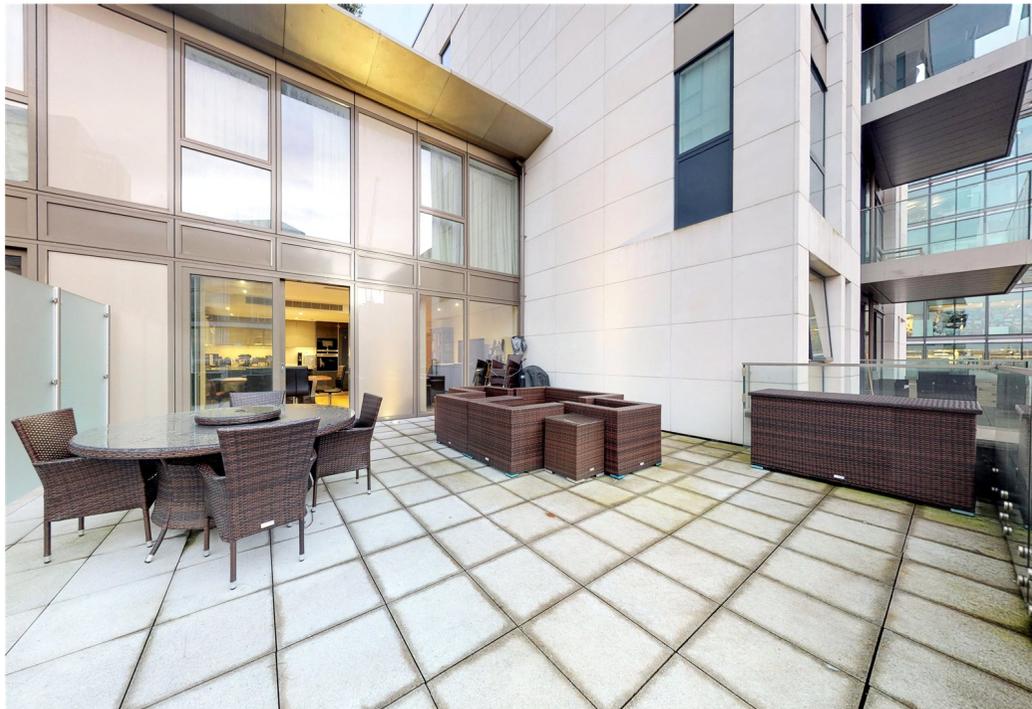
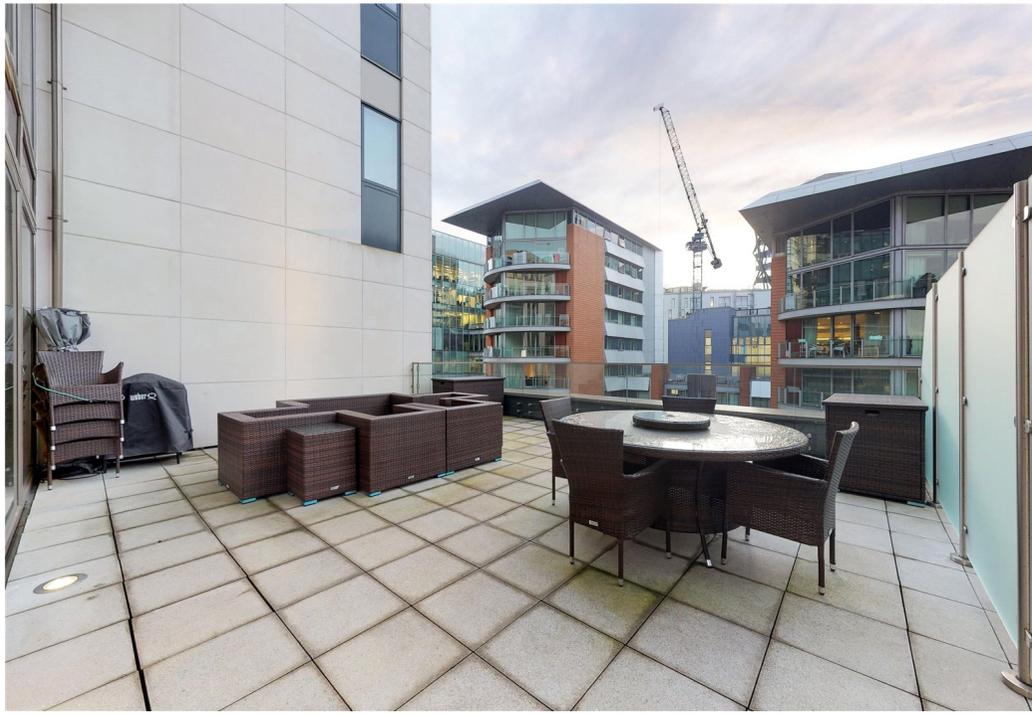


PADDINGTON EXCHANGE

PADDINGTON, W2



ASKING PRICE
£2,200,000



PADDINGTON EXCHANGE, 12 HERMITAGE STREET, LONDON, W2

- 3 Bedrooms
- 3 Bathrooms (2 En-suites)
- 1 Large terrace
- 2 private balconies
- 1250 Approx sq ft
- Concierge service
- 5 minute walk to Paddington station
- 7th floor

COMMUNAL ROOF TERRACE & GARDEN

995 YEAR LEASE

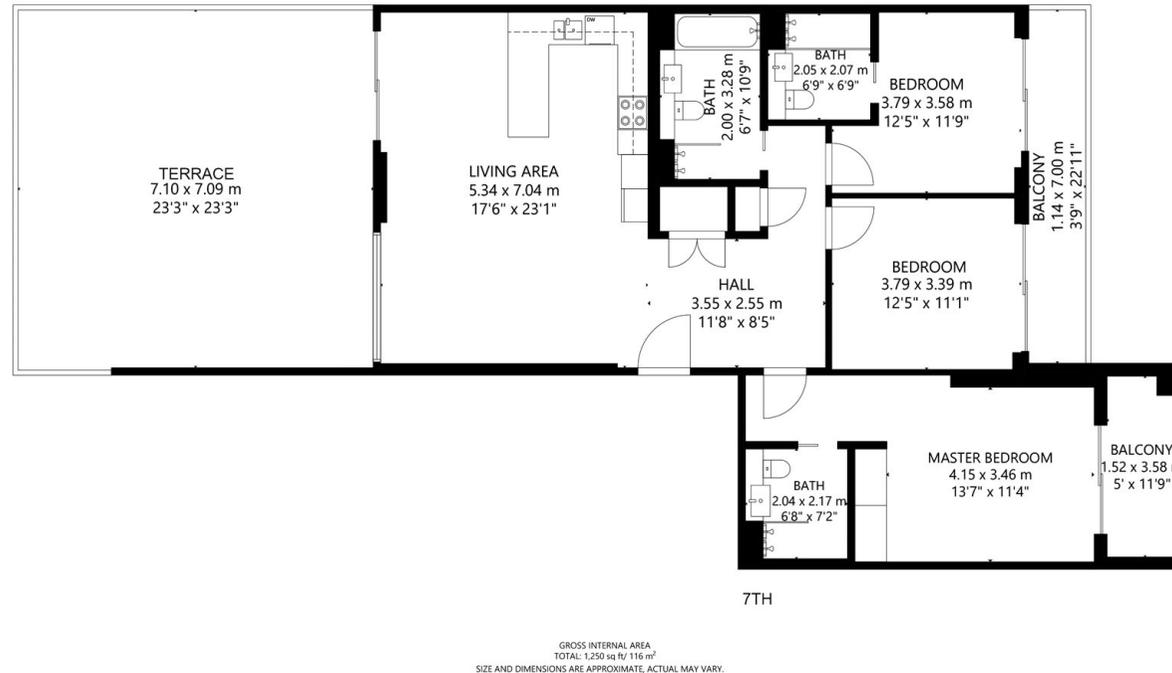
Situated on the 7th floor, the apartment offers a SPACIOUS OPEN PLAN reception with integrated kitchen, leading out onto a LARGE PRIVATE TERRACE, followed by a master bedroom with en-suite, FITTED WARDROBES and PRIVATE TERRACE (64 approx sqft), two further bedrooms with another SECOND TERRACE (90 approx sqft), one en-suite and a family bathroom.

Located in the heart of Paddington, with an extensive overground and underground rail network, Paddington Exchange is ideally situated for daily commuting.



PADDINGTON EXCHANGE, 12 HERMITAGE STREET, LONDON, W2

Approximate gross
internal area:
116.1 SQM /
1250 SQ FT



Tenure: Leasehold, 993 years

Estimated ground rent: £1000 p.a.

Estimated service charge: £8000 p.a.

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1 South Wharf Road, London, W2 1JB
Tel: 020 7723 5645

FRASER
& Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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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