



# PADDINGTON EXCHANGE, LONDON, W2



**ASKING PRICE**  
**£2,000,000**



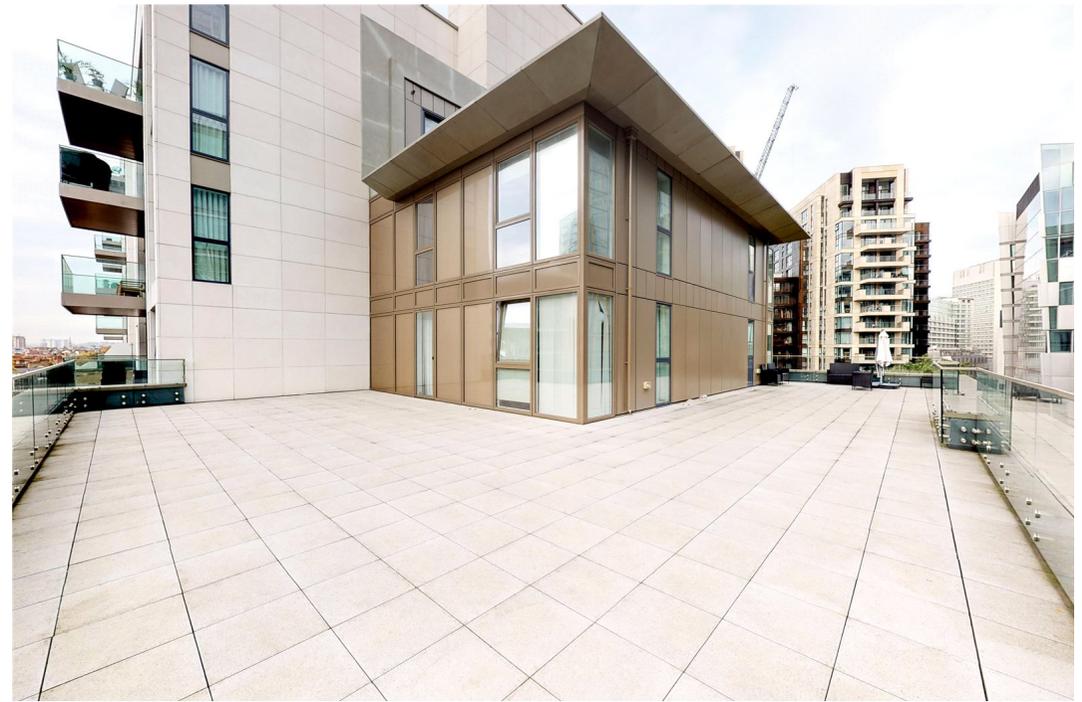
# PADDINGTON EXCHANGE, 12 HERMITAGE STREET, W2

- 3 Bedrooms
- 2 Bathrooms
- Large terrace (1,773 approx sqft)
- Concierge
- Minutes walk from Paddington station
- 963 Approx int. sqft

\*LARGE TERRACE - 1,773 approx sq ft \*

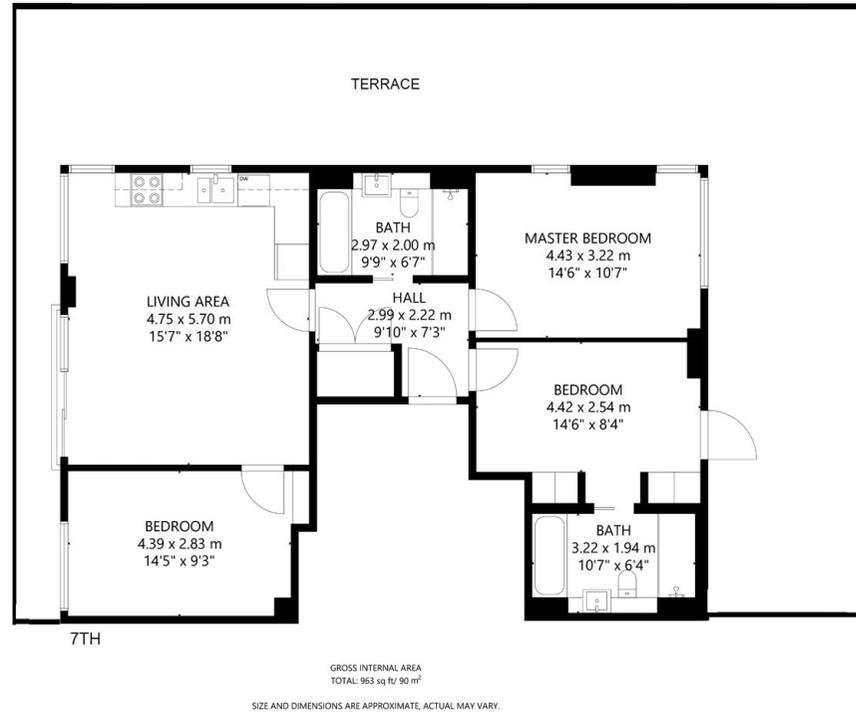
A three bedroom apartment (963 approx int. sqft) on the seventh floor of this modern development close to Paddington Basin. This apartment includes an inviting open-plan living space, fitted kitchen with integrated appliances, fitted bedroom storage space, stylish bathroom décor and a large private

roof terrace. There are a number of on-site facilities available to residents that include a 24 hour concierge service and resident parking. The development is located minutes from Paddington station.



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Approximate gross  
internal area:  
**89.5 SQM /**  
**963 SQ FT**



Tenure: Leasehold, 992 years

Estimated ground rent: £1000 p.a.

Estimated service charge: £4815 p.a.

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**FRASER**  
& Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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