



# BALMORAL APARTMENTS

PADDINGTON, W2



ASKING PRICE  
£1,397,500





# BALMORAL APARTMENTS

## PRAED STREET

### LONDON, W2

- Three Bedrooms
- Two Bathrooms
- 7th Floor
- Balcony Overlooking Canal
- Lift Access
- Secure Entry System
- 24 Hr Concierge
- Nearest Stations: Edgware Road & Paddington (Bakerloo, District, Circle, Hammersmith & City lines)

This exquisite three-bedroom apartment offering charming water views. Nestled on the 7th floor of the prestigious Balmoral Apartments, this spacious residence is a true gem.

The apartment boasts a modern and inviting OPEN PLAN reception area, seamlessly flowing into a fully integrated kitchen complete with a stylish BREAKFAST BAR. The master bedroom features an en-suite bathroom, while two additional bedrooms provide ample space for relaxation. A separate bathroom ensures convenience for residents and guests alike.

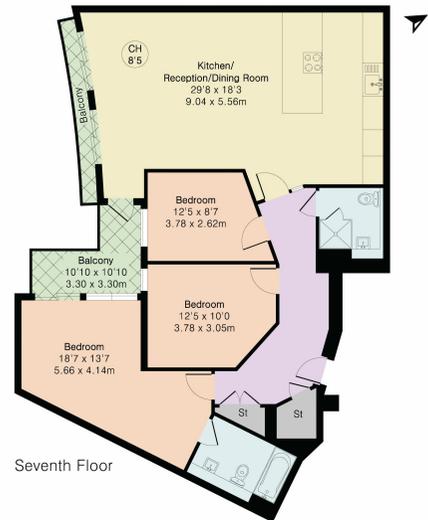
Enhancing the appeal of this remarkable property, you'll benefit from a 24-HOUR CONCIERGE service guarantees convenience and assistance whenever you need it. Parking facilities and LIFT ACCESS add to the overall comfort and accessibility of the apartment.



# BALMORAL APARTMENTS PRAED STREET LONDON, W2

Approximate gross  
internal area:  
**104.6 SQM /  
1126 SQ FT**

Approximate Gross Internal Area 1162 sq ft - 108 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure: Leasehold, 965 years

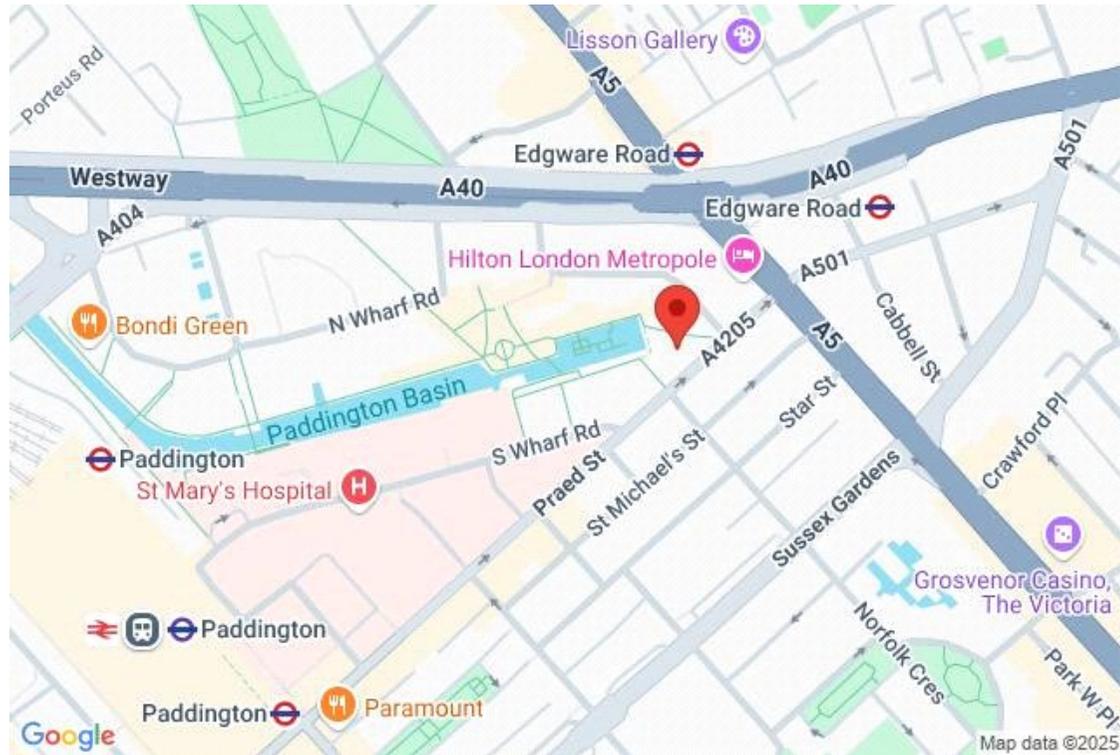
Estimated ground rent: £450 p.a.

Estimated service charge: £11 636 p.a.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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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