



PADDINGTON EXCHANGE

PADDINGTON, W2



ASKING PRICE
£1,300,000





PADDINGTON EXCHANGE

HERMITAGE STREET

LONDON, W2

- Two Bedrooms
- Two Bathrooms
- Balcony
- 8th Floor
- Car Parking Space
- 24 Hour Concierge

A bright west-facing two-bedroom, two-bathroom apartment with balcony and secure underground parking, set on the eighth floor of a sought-after modern development with concierge close to Paddington Station.

The apartment offers a spacious open-plan kitchen and reception room, ideal for modern living and entertaining, with excellent natural light from its west-facing aspect. The principal bedroom benefits from direct balcony access and a luxurious en-suite bathroom, while the second double bedroom is served by a guest bathroom. Further benefits include good built-in storage and comfort cooling throughout.

Residents of Paddington Exchange enjoy a range of premium amenities including an impressive Art Deco-inspired entrance lobby, 24-hour concierge/porter service, lifts, residents' lounge, and a communal roof terrace. The property also benefits from a secure underground parking space, a rare feature for apartments in this central location.

Location

Completed in 2017, Paddington Exchange provides access to landscaped communal gardens and is ideally positioned for excellent connectivity. Nearby Paddington Station offers Circle, District, Bakerloo and Hammersmith & City Underground lines, National Rail services and the Heathrow Express. The Elizabeth Line further enhances connectivity, providing fast links across Central London, the City, Canary Wharf, and Heathrow Airport.



PADDINGTON EXCHANGE HERMITAGE STREET LONDON, W2

Approximate gross
internal area:
**99.4 SQM /
1070 SQ FT**



Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold, 987 years

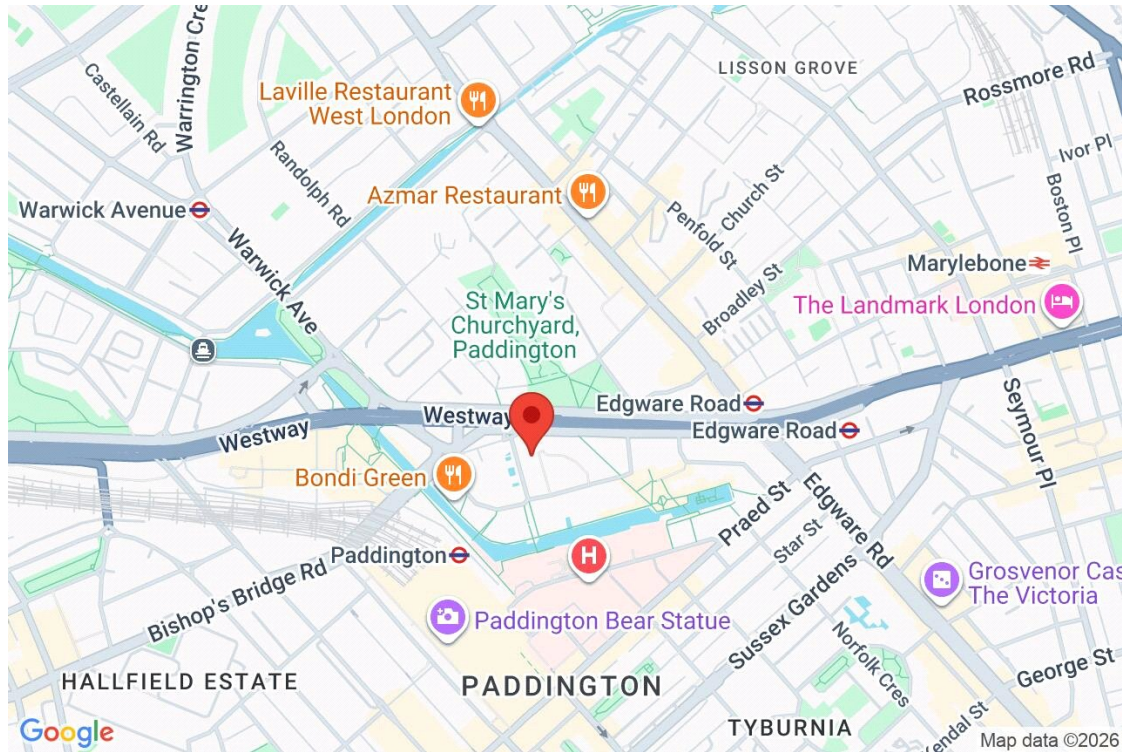
Estimated ground rent: £750 p.a.

Estimated service charge: £8000 p.a.

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& Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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