



BALMORAL APARTMENTS, PADDINGTON, W2



ASKING PRICE
£1,590,000





BALMORAL APARTMENTS, PRAED STREET, LONDON, W2

- Three Bedrooms
- Beautiful Canal Views
- Two Bathrooms
- Sixth Floor
- 24 Hour Concierge
- Underground Parking Space

Stunning 3-Bedroom Apartment with Balcony, Concierge & Parking – Moments from Paddington Station

This beautifully presented sixth-floor apartment offers contemporary living in a sought-after, portered development overlooking the Paddington Basin. Just a short walk from Paddington International Station, it provides exceptional connectivity and convenience.

The property boasts three generously sized bedrooms, all featuring built-in wardrobes, and two modern bathrooms (including a luxurious en suite) with underfloor heating. The spacious open-plan reception room flows seamlessly into a fully fitted kitchen, ideal for both relaxing and entertaining, and opens onto a private balcony with peaceful canal views.

Additional highlights include integrated climate control (heating and cooling), secure underground parking, and a 24-hour concierge service.



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Approximate gross
internal area:
119.0 SQM /
1281 SQ FT

Balmoral Apartments, 2 Praed Street, Paddington, London, W2
Approximate Gross Internal Floor Area = 119.0 sq m / 1281 sq ft

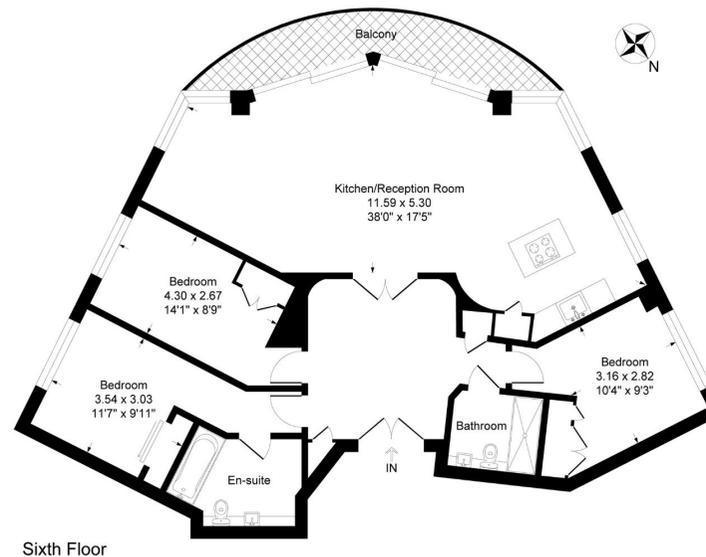


Illustration for identification purposes only, measurements are approximate, not to scale.

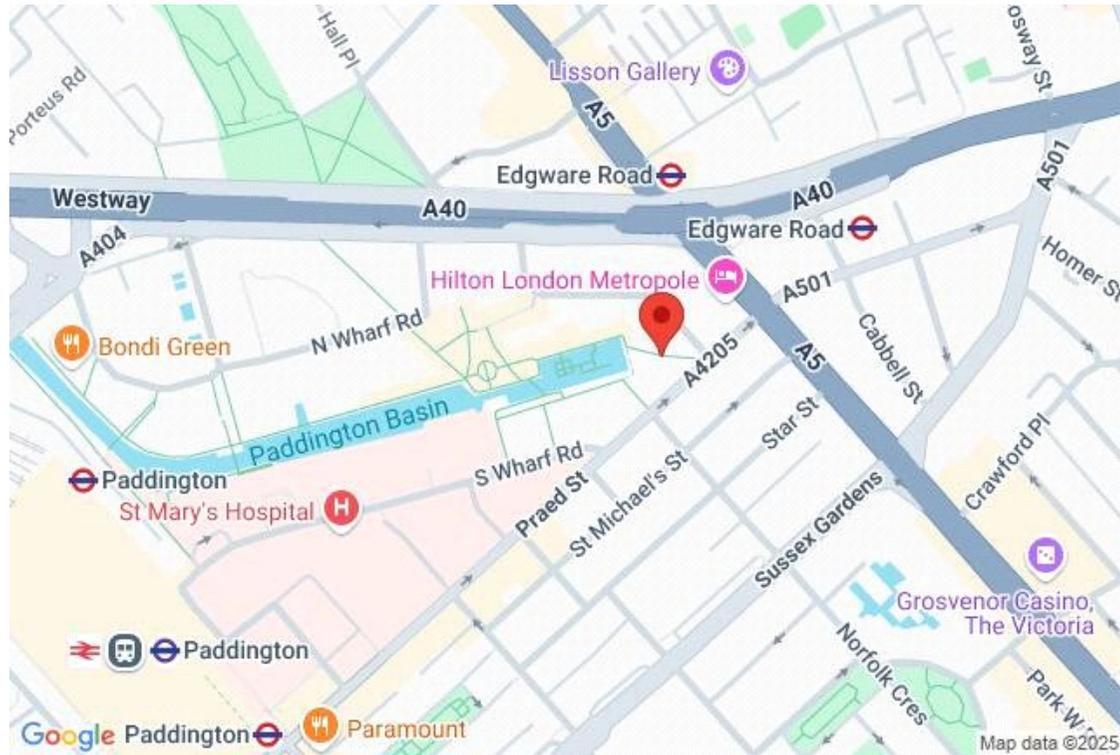


Tenure: Leasehold, 965 years
Estimated ground rent: £450 p.a.
Estimated service charge: £6080 p.a.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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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