



BALMORAL APARTMENTS, PADDINGTON, W2



ASKING PRICE
£395,000





BALMORAL APARTMENTS

2 PRAED STREET

LONDON, W2

- Large Studio Apartment
- First Floor
- 24 Hr Concierge
- Lift Access
- Comfort Cooling
- Long Lease

Exceptionally large studio apartment located in a quiet corner of Paddington, offered with a long lease. This bright and spacious property features a comfort cooling system, 24-hour concierge, and a flexible open-plan layout that exceeds typical studio proportions.

Ideally situated just moments from Paddington Station (Elizabeth Line, Heathrow Express, Bakerloo, Circle, District & Hammersmith & City lines), with Lancaster Gate (Central Line) and Edgware Road stations also nearby.

Residents benefit from close proximity to Hyde Park, Regent's Canal, and Oxford Street shopping.

Perfect as a London base or rental investment. Viewings highly recommended.

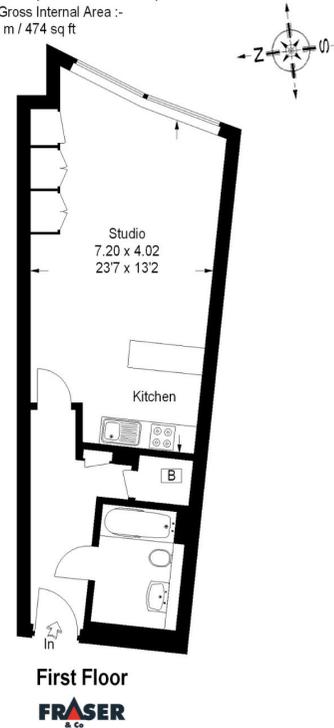


BALMORAL APARTMENTS 2 PRAED STREET LONDON, W2

Approximate gross
internal area:
**44.0 SQM /
474 SQ FT**

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Tenure: Leasehold, 965 years

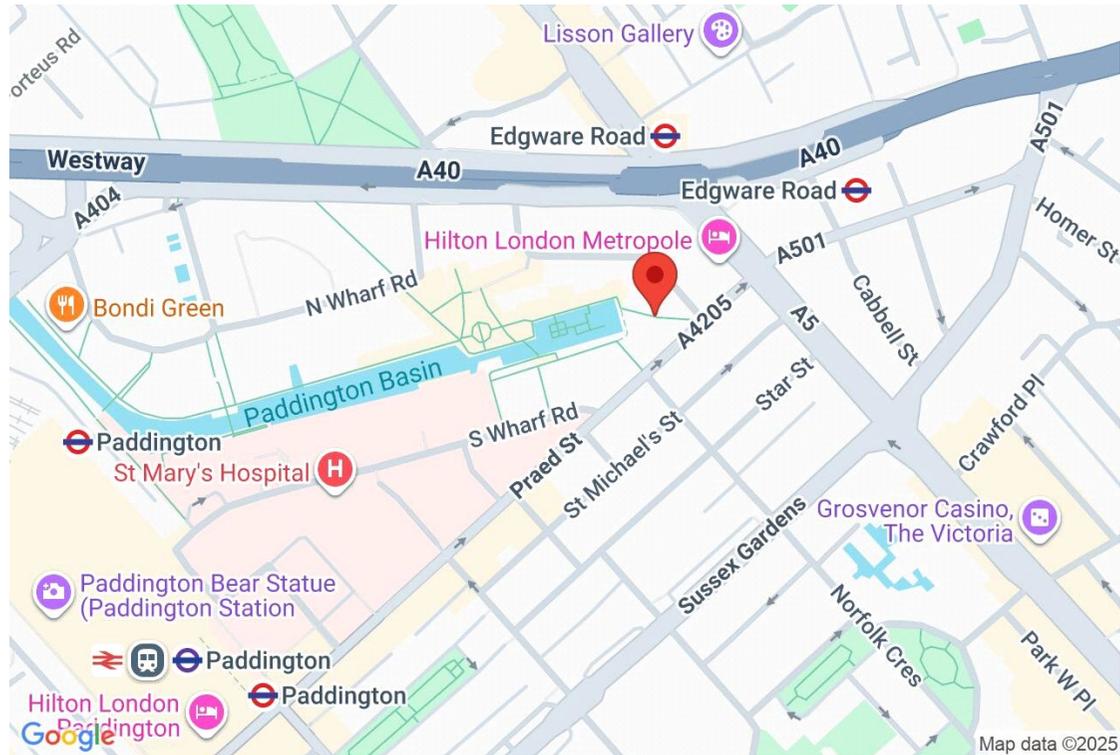
Estimated ground rent: £150 p.a.

Estimated service charge: £4936.94 p.a.

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FRASER
& 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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