



DAHLIA HOUSE

PADDINGTON GARDENS, W2



OFFERS IN
EXCESS OF
£2,000,000



DAHLIA HOUSE

PADDINGTON GARDENS

LONDON, W2

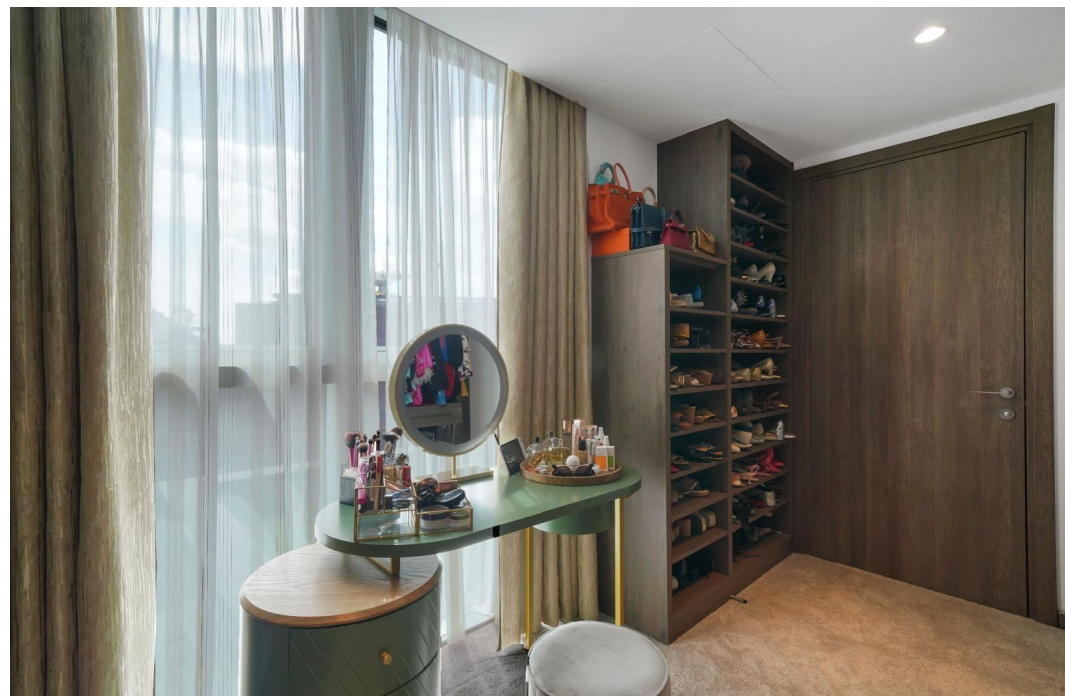
- Three Bedroom Penthouse
- Three Bathrooms
- Large Terrace
- Comfort Cooling
- 24 Hour Concierge
- High Specification

Set within the prestigious Dahlia House at Paddington Gardens, this exceptional three-bedroom, three-bathroom penthouse presents a rare opportunity to acquire a beautifully designed lateral residence in the heart of central London. Combining contemporary elegance with an abundance of natural light, the apartment has been crafted for those who appreciate space, comfort and effortless luxury.

The property offers an impressive open-plan reception and kitchen, perfectly suited to both entertaining and everyday living, with floor-to-ceiling windows drawing in natural light and enhancing the sense of openness throughout. The layout has been carefully considered to create a seamless flow across the home, while three generously proportioned double bedrooms provide excellent accommodation. Each of the three bathrooms is finished to a high specification, with en-suite facilities adding an extra layer of privacy and convenience.

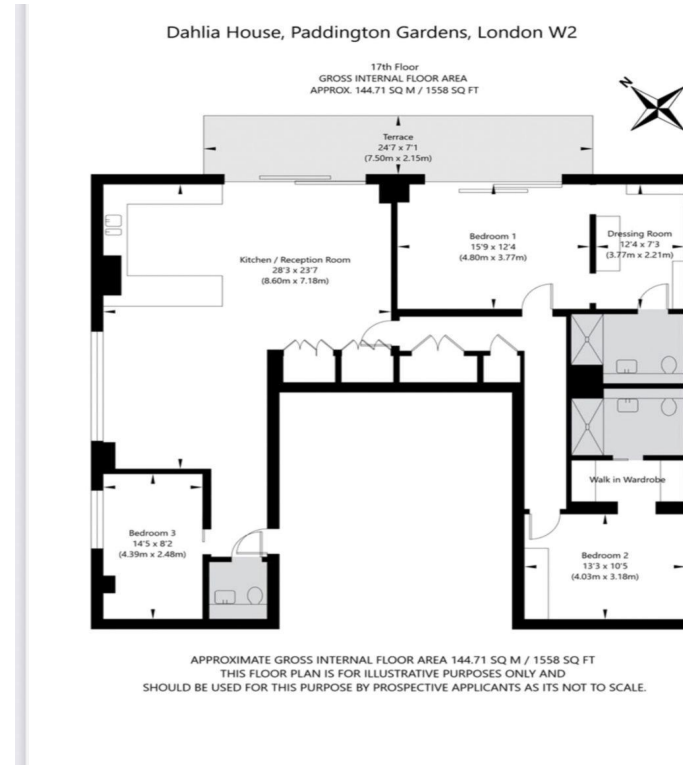
A defining feature of this penthouse is the substantial private terrace, offering a peaceful outdoor retreat with far-reaching views across the city. Bathed in sunlight, it provides an ideal setting for al fresco dining or simply unwinding above the vibrant surroundings.

Residents of Dahlia House benefit from a 24-hour concierge service, with secure underground parking available to rent and access to a nearby gym. Ideally located moments from Paddington Station, the property enjoys outstanding connectivity via the Elizabeth Line, Bakerloo, Circle, District and Hammersmith & City lines, as well as National Rail services and the Heathrow Express, providing fast links across London and direct access to Heathrow Airport. Surrounded by a wide array of shops, restaurants and amenities, this penthouse represents an exceptional central London lifestyle opportunity.



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Approximate gross
internal area:
144.7 SQM /
1558 SQ FT

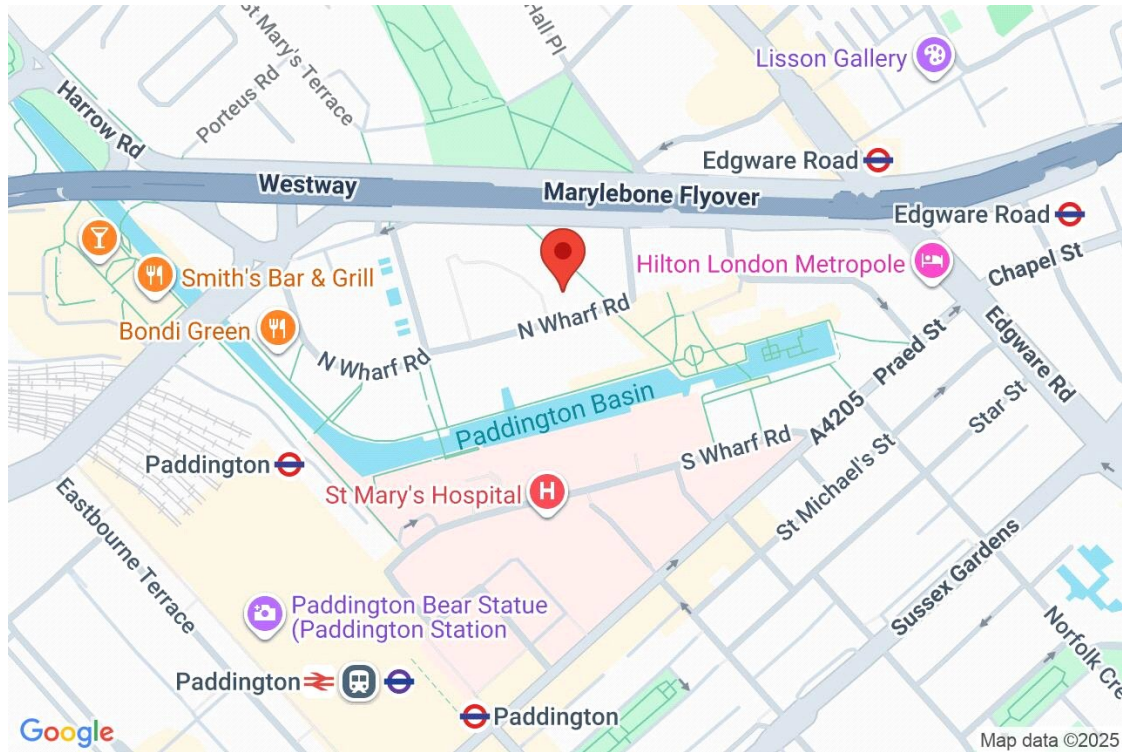


Tenure: Leasehold, 989 years
Estimated ground rent: TBC
Estimated service charge: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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