



Paddington Gardens, North Wharf Road, W2

A luxurious two bedroom, two bathroom, 11th floor executive apartment.

ESTATE & AGENT

— Tailored, local and personal —

Paddington Gardens, North Wharf Road, W2

£875 per week

Overview

A brand new, luxury executive two bedroom, two bathroom apartment is offered for rent. Set in an exclusive residential development, this stunning property is located on the 11th floor of Paddington Gardens, London, W2 and offers over 1000sq.ft of accommodation.

The apartment boasts; two double bedrooms, two well-appointed shower rooms, a dressing room, a sleek contemporary kitchen area with a full range of integrated Miele appliances comprising; full-size dishwasher, induction hob and retractable extractor, oven, microwave, fridge, freezer and breakfast bar. A spacious, light and airy open plan reception room with attractive wood flooring and floor to ceiling windows, dining and lounge areas overlooking the large balcony/outside space with an inspiring urban view. The apartment also includes its own internal entrance hallway with closet and storage cupboards with full-size, free-standing Miele washing machine.

High end finishes include; climate control, under floor heating, mood lighting and security/intercom system. The property has been newly furnished with high quality contemporary furnishings - further adding to its welcoming yet luxurious feel.

Paddington Gardens offers its residents a 24 hour concierge & security service, secure underground car park and lifts to all floors. It is conveniently located next to Paddington Basin with a variety of shops, restaurants, bars and amenities close by. Paddington Station & Underground as well as Edgware Road, the A40 and A5 are all easily accessible making it an ideal home for a London based professional wishing to remain central and well connected to make the most of city life.

Viewing undoubtedly is highly recommended to fully appreciate all that this exceptional apartment has on offer its first resident!

To rent this property; One weeks rent holding deposit (converts to first month's rent), 1st month's rent and five weeks security deposit due prior to tenancy commencing, minimum term 12 months. EPC B.

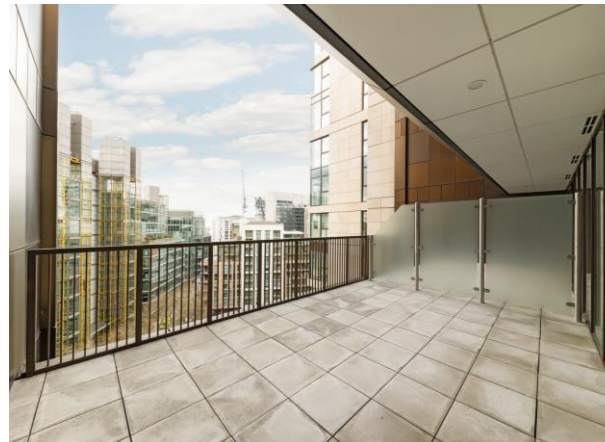


- Brand New Development
- 24 Hour Concierge & Security
- Luxurious 11th Floor Apartment
- Two Double Bedrooms
- Impressive Kitchen/Reception
- Two Bathrooms
- Miele Appliances
- Balcony with View
- Underground Residents Car Park
- Over 1000 Sq. Ft
- Furnished
- Close to Paddington & Edgware Road

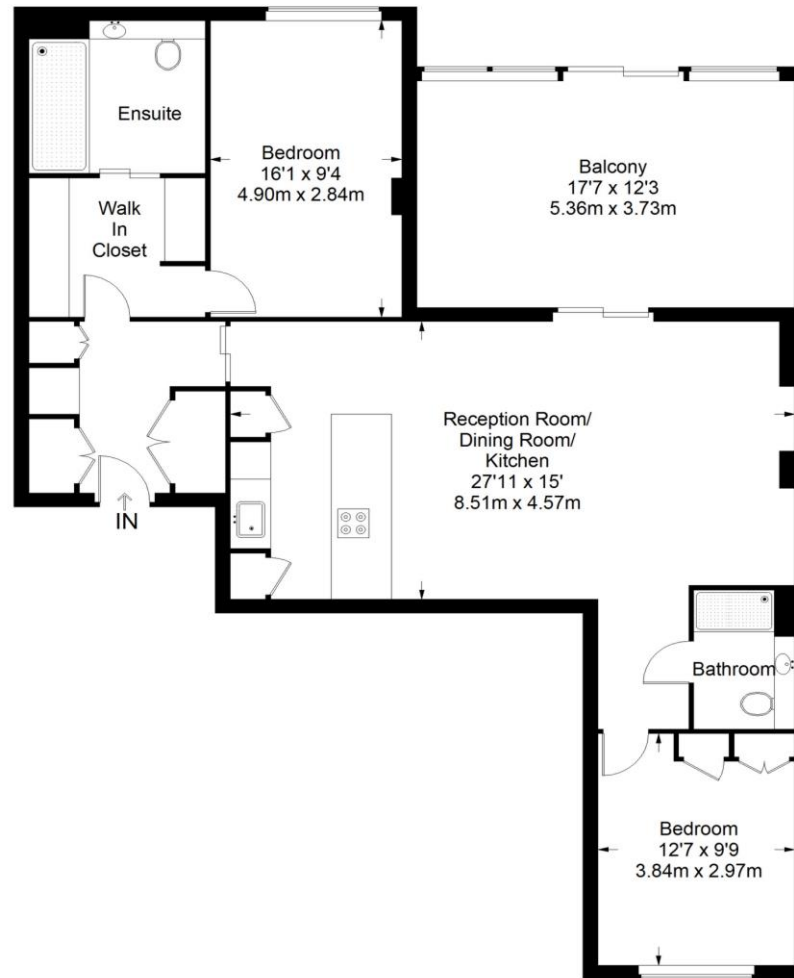


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Dahlia Paddington Gardens



Eleventh Floor = 1010 sq ft

Approximate Gross Internal Area
ELEVENTH FLOOR = 1010 sq ft / 93.83 sq m
Total = 1010 sq ft / 93.83 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Viewing strictly by
appointment via
Estate and Agent

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