

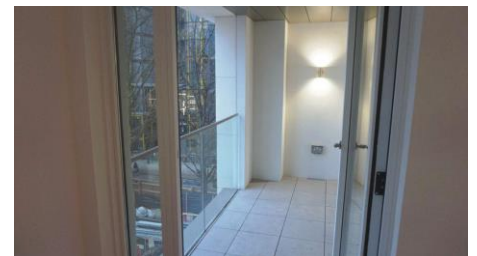
Offers over £799,999

North Wharf Gardens Paddington Exchange, Hermitage Street, Paddington, W2



- ONE BED LUXURY APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- DOUBLE BEDROOM
- PRIVATE BALCONY
- EXCELLENT TRANSPORT LINKS
- LIVE IN OR INVESTMENT OPPORTUNITY
- IDEAL FOR COMMUTERS

Oadby Estates are pleased to present to the market a one bed luxury apartment located in the heart of Paddington. The apartment consists of open plan lounge/kitchen, utility room, double bedroom, family bathroom and private balcony. Paddington Exchange is in Zone 1 with excellent underground and over ground transport links making it ideal for daily commuters. Within walking distance of restaurants, bars, designer shops and Hyde Park. Live in or investment opportunity. Contact Oadby Estates on 0116 271 3600 for more information or to arrange a viewing.



The accommodation comprises

Entrance Hall

Entrance hall giving access to the lounge/kitchen, double bedroom, bathroom and utility room.

Open Plan lounge / kitchen

Spacious open plan lounge/kitchen with large double glazed windows overlooking Paddington. The kitchen consists of a range of wall and base units, stainless steel sink, oven and hob. Integrated fridge and freezer. Access to the private balcony through the lounge area.

Bedroom

Large double sized bedroom with double glazed doors leading out onto the private balcony. The bedroom benefits from built in wardrobe. Finished with luxury carpet.

Utility Room

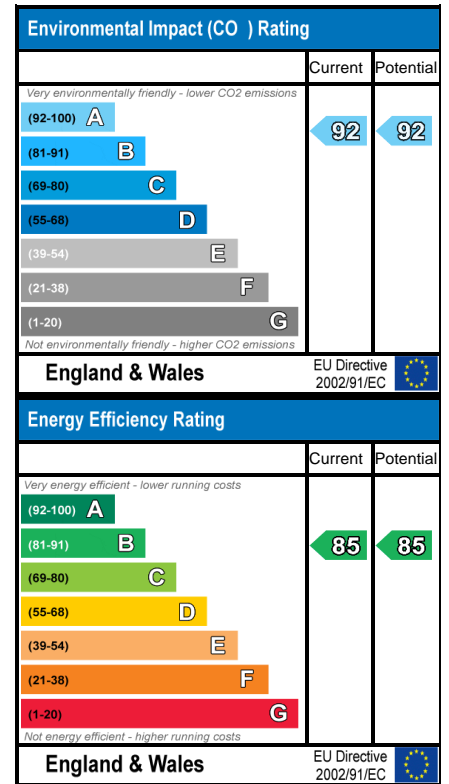
The boiler is located in the utility room. There is also room for the washing machine.

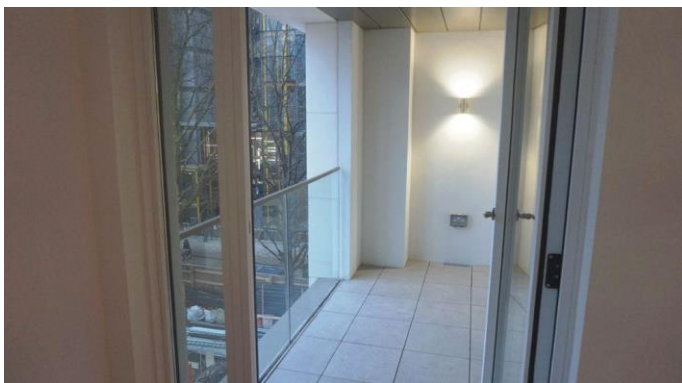
Bathroom

The bathroom consists of bath tub with overhead shower, W.C and wash hand basin.

Balcony

Private balcony with views over Paddington. Access the balcony from the lounge and bedroom.





General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.