



A Two Bedroom Apartment with an Exceptional  
Roof Terrace

# Praed Street

Paddington, W2

Asking Price  
£1,350,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

**Guide Price**  
£1,350,000

**Square Footage**  
1056

**Council Tax Band**  
F

**EPC**  
B

**Ground Rent**  
£350

**Service Charge**  
£8000

**Tenure**  
Leasehold

On the first floor of a modern, portered apartment building, this property benefits from comfort cooling and an underground car parking space.

The accommodation comprises of entrance hallway, open plan kitchen/reception room, main bedroom with en suite bathroom, second bedroom and guest bathroom.

Balmoral Apartments is the flagship building of the popular West End Quay development located at Paddington Basin.

## FEATURES

Two Bedrooms

One Receptions

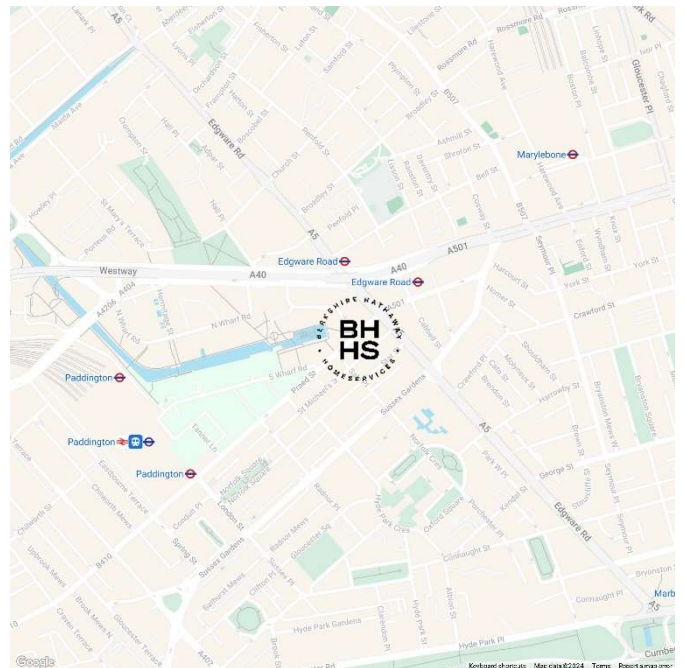
Two Bathrooms

Private Parking

First Floor

Roof Terrace

## LOCATION

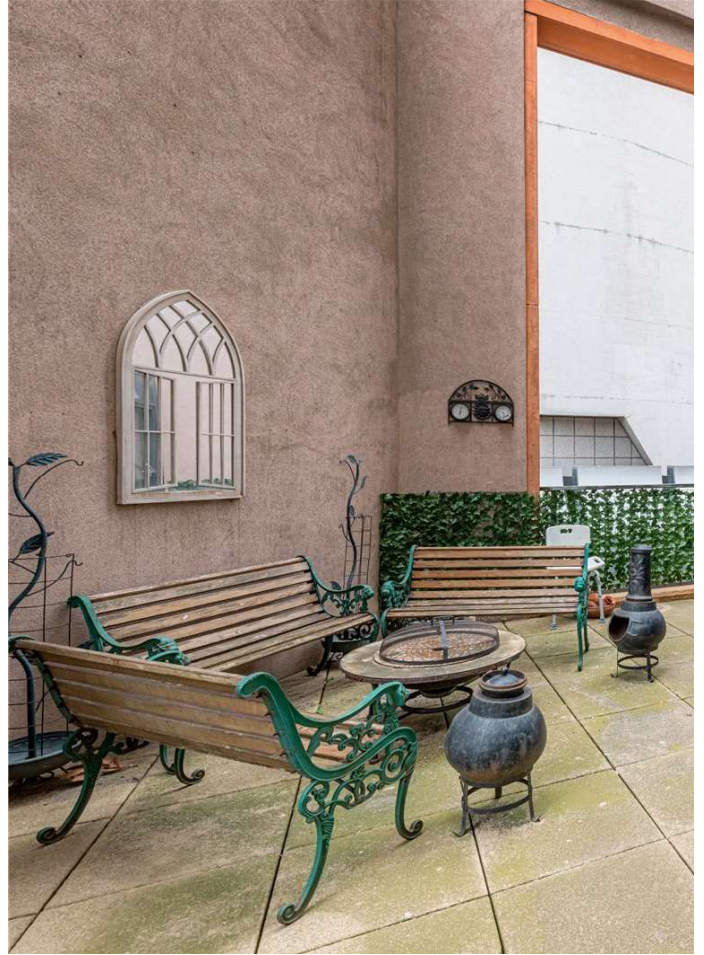


## HYDE PARK SALES

24-25 Albion Street, W2 2AX

020 7262 2030

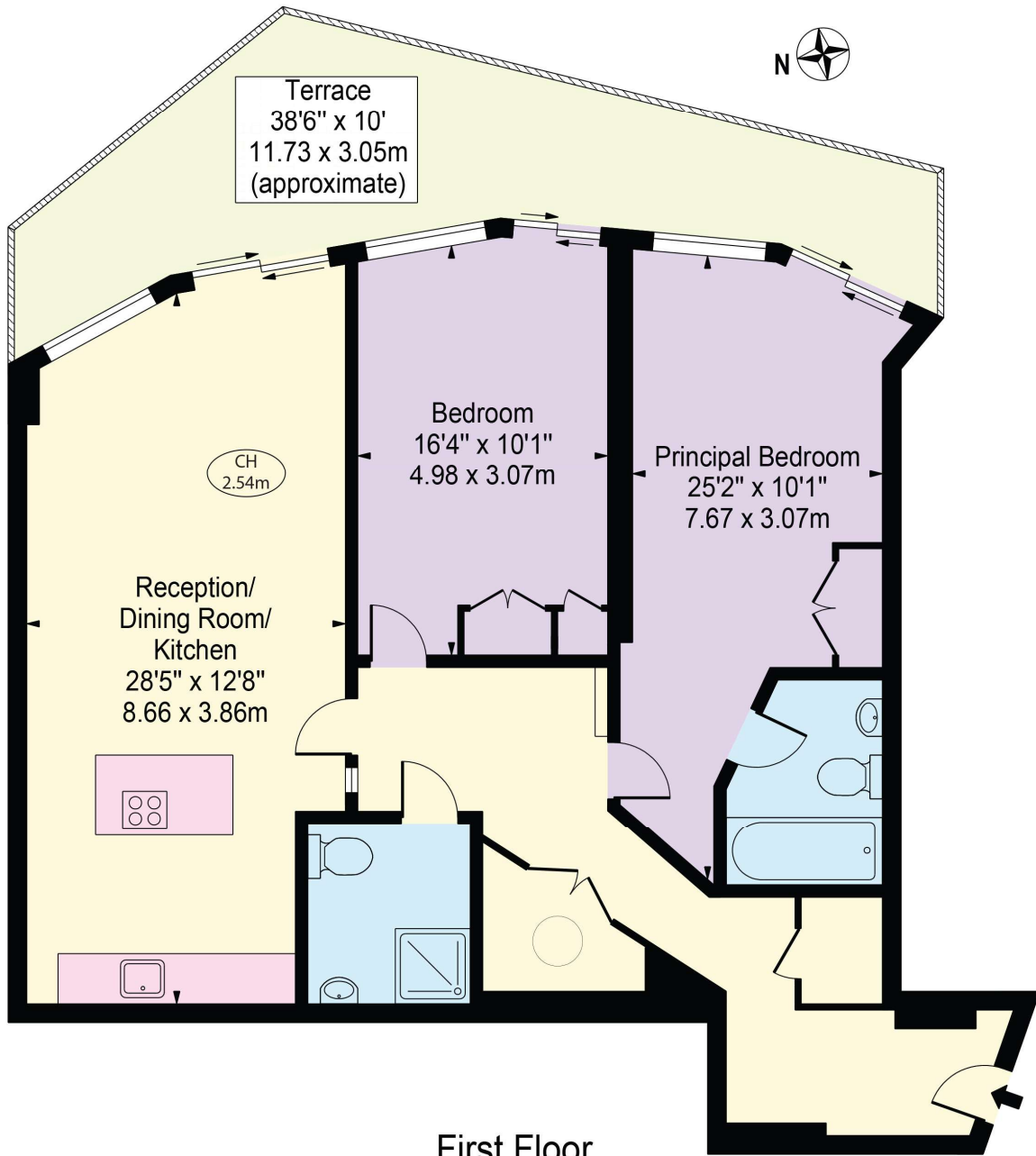
sales.hydepark@bhhs-london.com



# FLOORPLAN

## Balmoral Apartments

Approx. Gross Internal Area 1056 Sq Ft - 98.11 Sq M  
Approx. External Area Of Terrace 234 Sq Ft - 21.74 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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