






Paddington Exchange, Hermitage Street, Paddington, W2

Asking price **£780,000** | Leasehold



Paddington Exchange, Hermitage Street, Paddington, W2

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Edgware Road

Luxury one bedroom apartment set within Paddington Exchange, W2. Comprising a bright living room, floor to ceiling glazing, stylish fitted kitchen with integrated appliances and access to a generous North-East facing terrace overlooking communal gardens.

A large double bedroom with fitted wardrobe and a contemporary family bathroom suite plus additional storage in the hallway.

Residents benefit from a 24-hour concierge service. The development is located close to excellent

transport links including Paddington Train Station & Edgware Road Tube Station. Local amenities include many restaurants, cafes & bars. Oxford St is nearby which offers a plethora of shopping options.

Tenure:	Leasehold (989 years remaining)	Local Authority:	City of Westminster
Ground Rent:	£500 p.a.	Council Tax Band:	E
Service Charge:	£4,377.03 p.a.	EPC:	B



Floorplan

588 sq ft | 54.6 sq m



PADDINGTON EXCHANGE, 12 HERMITAGE STREET, W2
APPROXIMATE GROSS INTERNAL FLOOR AREA 588 SQ.FT (54.6 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

City & Aldgate

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