



Betula House, North Wharf Road, Paddington, W2

Asking Price: £1,250,000



Betula House, North Wharf Road, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A tenth floor two bedroom, two bathroom apartment set within Paddington's most recently completed development. With over one acre of landscaped gardens, residents will enjoy an oasis, minutes from one of London's key transport hubs.

Accommodation extends to approximately 759 square feet and is formed of open-plan kitchen-reception room leading to a winter garden. The main bedroom features a luxurious en-suite bathroom with bath and walk in shower. There is a further double bedroom and a family bathroom.

This high specification apartment offers utility and storage cupboards, as well as Miele appliances, underfloor heating, comfort cooling, 24 hour concierge & security.

Set within a landscaped 3.8 acre site, Paddington Gardens lies in the heart of the Paddington Basin, a convenient Zone 1 location with a selection of restaurants, cafés, shops and activities nearby. As well as excellent pedestrian, bus and cycle access, nearby transport links include Brunel's Grade I listed Paddington Station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail services, Heathrow Express and Crossrail/Elizabeth line due soon), Edgware Road (Circle, District, Hammersmith & City and Bakerloo lines), and Lancaster Gate and Marble Arch (Central line). For motorists the A40 is nearby.





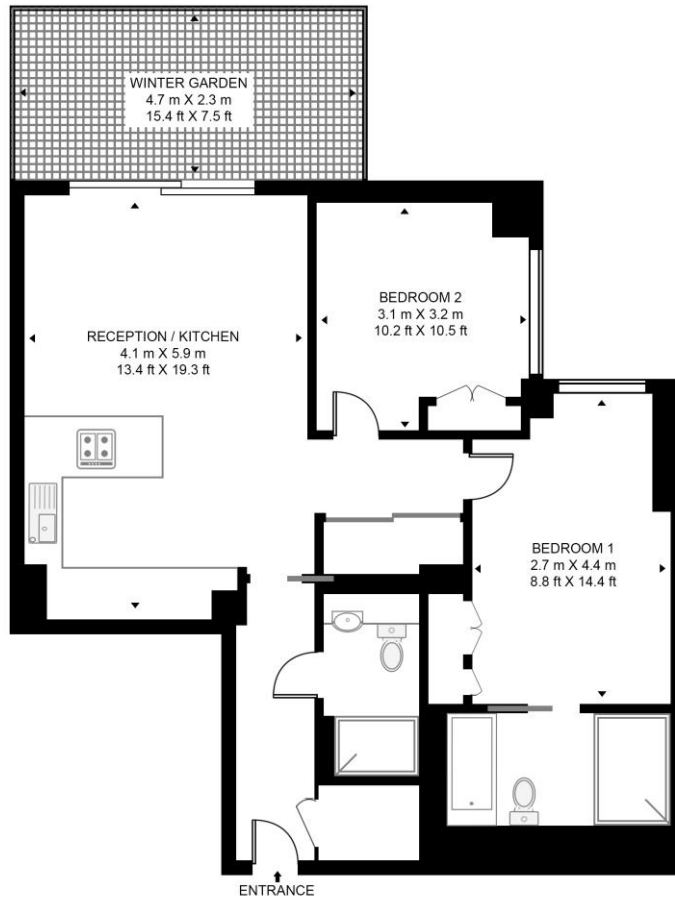
Property Features:

- Two Bedrooms
- Two Bathrooms
- 759 Square Feet
- 10th Floor
- Winter Garden
- Communal Gardens
- 24h Concierge
- Paddington Station (0.2 miles)
- Edgware Road Station (0.4 miles)
- Marylebone Station (0.6 miles)



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BETULA HOUSE, NORTH WHARF ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 759 SQ.FT (70.5 SQ.M)



TENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,250,000
Tenure:	Leasehold Expires 17/10/3014 Approximately 989 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£6,547.32 (per annum) for the year 2025
Anticipated Rent:	£5,000.00 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: CHD220011

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