



**PENINSULA APARTMENTS, PRAED STREET, PADDINGTON, W2**  
**£895,000 LEASEHOLD**

LOCATED IN W2 - WITH WATERSIDE VIEWS AND SET IN ONE OF PADDINGTON BASINS MOST SORT AFTER MODERN LANDMARK RESIDENTIAL DEVELOPMENTS. A WELL-PROPORTIONED, TWO BEDROOM, TWO BATHROOM APARTMENT - ABOUT 870FT<sup>2</sup>/ 81M<sup>2</sup>, SET ON THE SIXTH FLOOR (WITH LIFT), TWO BALCONIES, COMFORT COOLING, FITTED BEDROOM WARDROBE, 24HR CONCIERGE AND SECURE UNDERGROUND PARKING.

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

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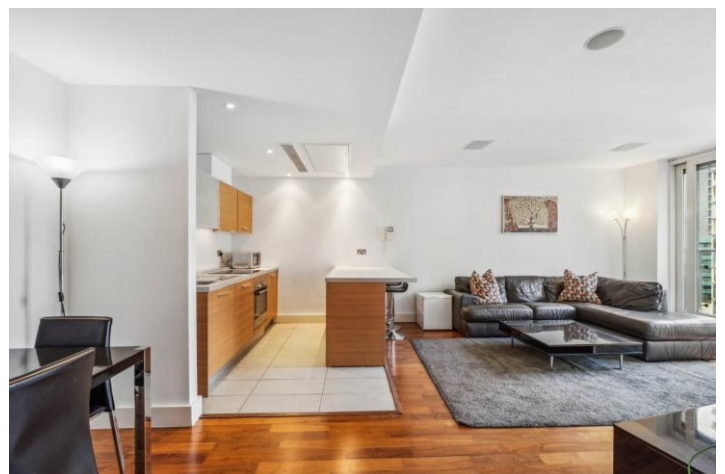
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#### DESCRIPTION:

Nearby transport links include Edgware Road (Circle/District & Bakerloo lines), Paddington (Circle/District, Bakerloo, Hammersmith and City lines as well as the Heathrow Express), Lancaster Gate (Central Line). The Elizabeth line connects London East to West with a major prominent hub at Paddington, (Zone 1).



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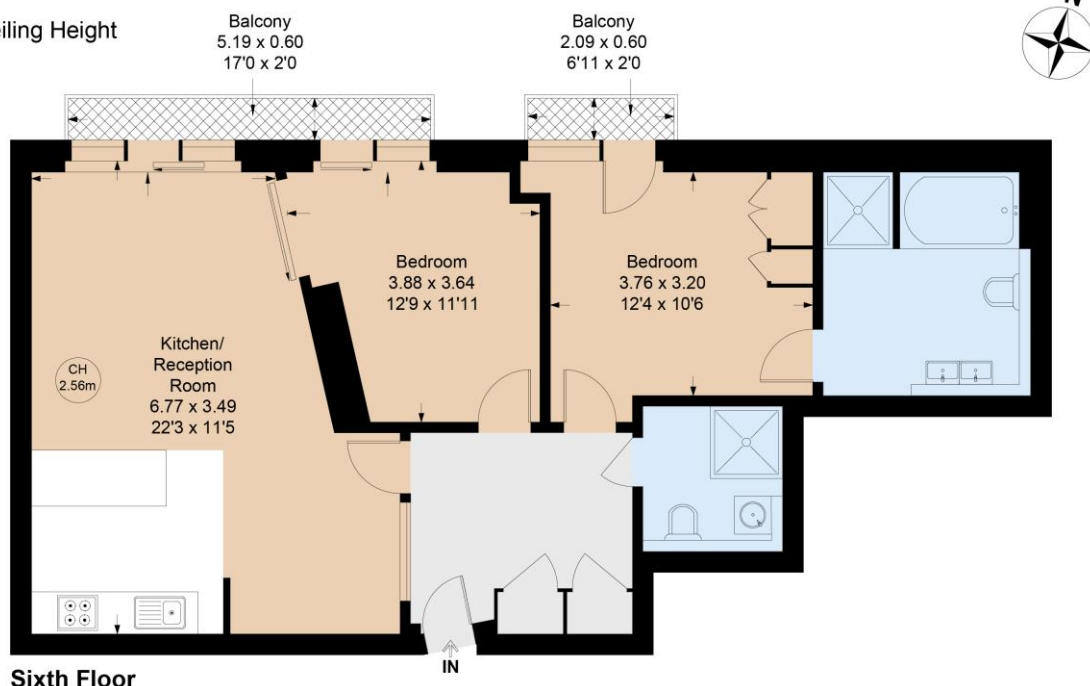
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# Peninsula Apartments, W2

Approximate Gross Internal Area = 80.85 sq m / 870 sq ft

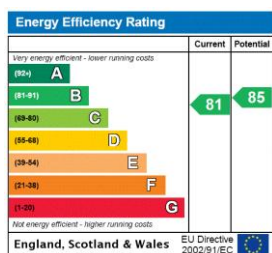
Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 965 year and 9 months

**Service Charge:** ABOUT £8,500 per annum

**Ground Rent:** ABOUT £350 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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