



## **Paddington Exchange, 12 Hermitage street, Paddington, London, W2 1PB**

**£1,800,000**

Presenting a great home or investment opportunity, is this excellent two bedroom apartment in the new Paddington Exchange development.

Situated on the seventh floor and comprising a large open plan reception with integrated kitchen and terrace, master bedroom with en-suite, fitted wardrobes, a further bedroom and a family bathroom.

The apartment further benefits from its own secure allocated parking space

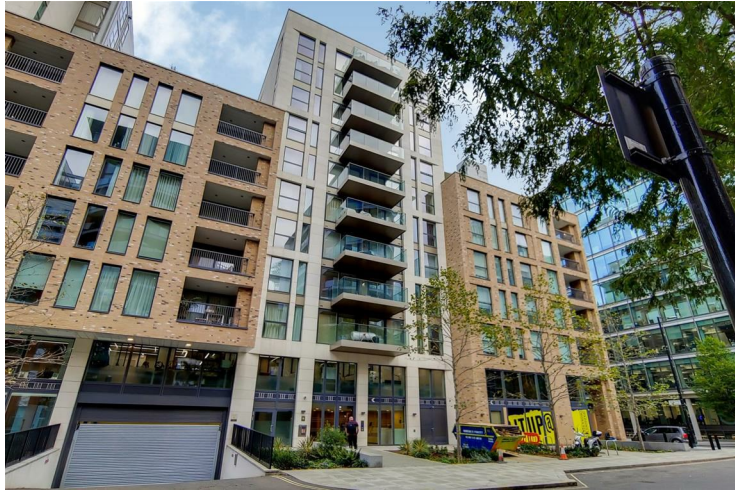
Located in the heart of Paddington, with an extensive overground and underground rail network, Paddington Exchange is ideally situated for daily commuting.

The development is also within walking distance to the bars, cafes and restaurants within Paddington Basin, Little Venice and Westbourne Grove.

The development also benefits from a 24 hour concierge.

- NEW DEVELOPMENT
- TERRACE
- SUPERB LOCATION & TRANSPORT LINKS
- DRESSING AREA TO MASTER
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- 7TH FLOOR
- 2 LUXURY BATHROOM SUITES
- 24 HOUR CONCIERGE
- OVER 1000 SQUARE FEET

# Paddington Exchange, 12 Hermitage street, Paddington, London, W2 1PB



**PADDINGTON EXCHANGE**



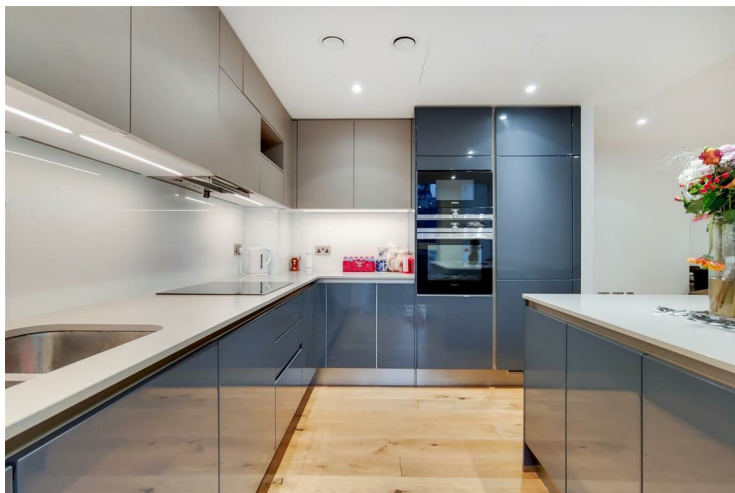
**TERRACE**



**RECEPTION ROOM**



**BEDROOM**



**KITCHEN**



**BATHROOM**

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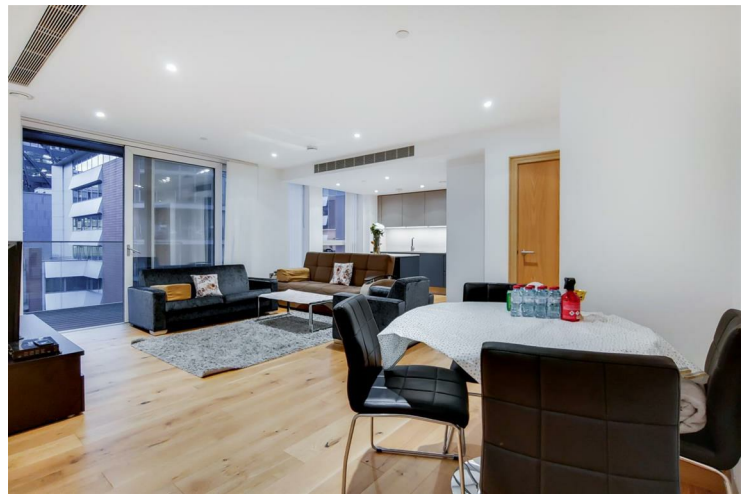
**BEDROOM**



**RECEPTION ROOM**



**BATHROOM**



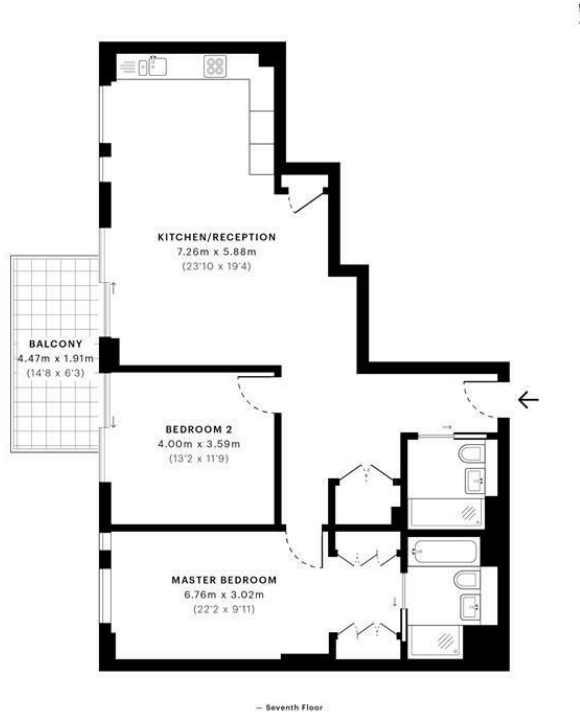
**RECEPTION ROOM**



**BEDROOM**

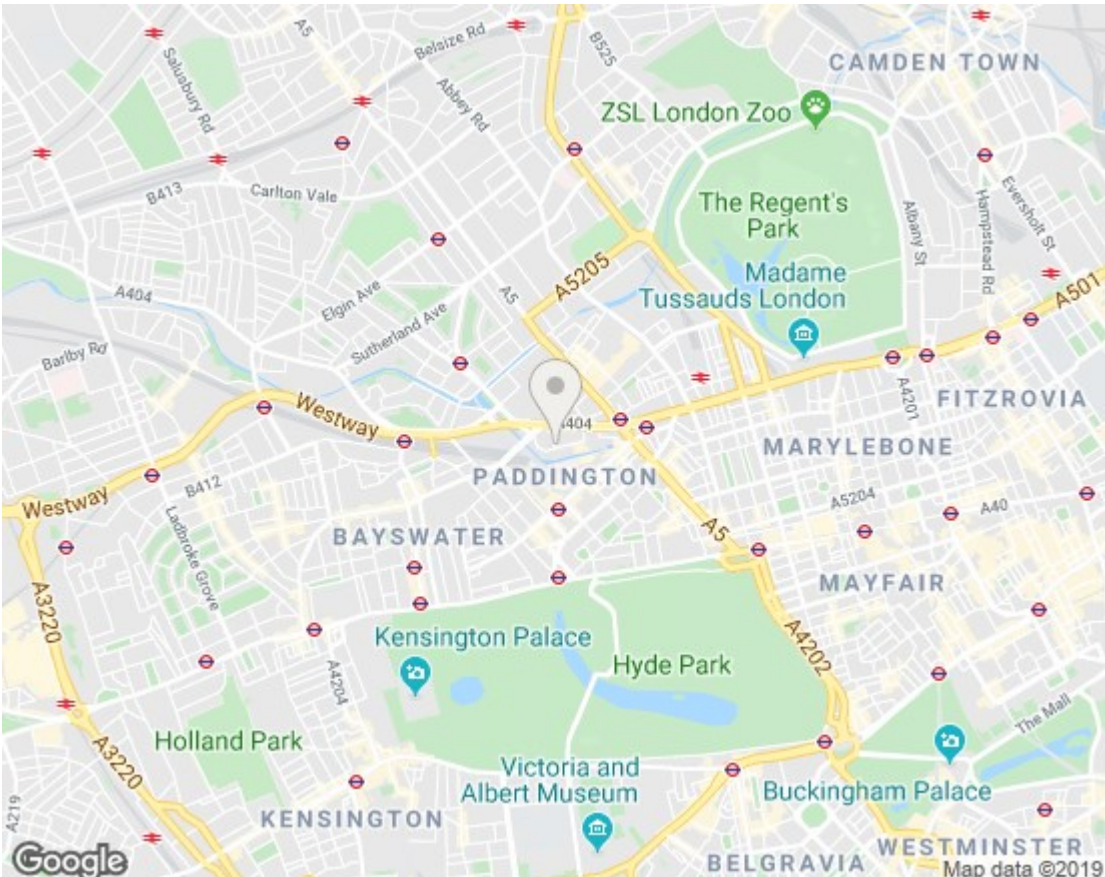


**VIEW FROM TERRACE**



<b>GROSS INTERNAL AREA</b> The footprint of the property <b>94.1 Sqm / 1012.7 Sqft</b>	<b>NET AREA (INTERNAL)</b> Excludes walls and structural features <b>90.2 Sqm / 971.3 Sqft</b>	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. <b>8.5 Sqm / 91.2 Sqft</b>	<b>RESTRICTED HEAD HEIGHT</b> Controlled area maximum 2.3m <b>0.0 Sqm / 0.0 Sqft</b>
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**spec** **RICS** **SPS 28 RESIDENTIAL** **SPS 32 RESIDENTIAL** **SPEC ID**  
 SPS floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.  
 103.3 Sqm / 1112.4 Sqft  
 99.5 Sqm / 1071.0 Sqft  
 560200481137a3d9d4260899



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>		<b>91</b>	<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.