

## Flat 9, Paddington Exchange, 12 Hermitage Street, London, W2 1BH

£1,545 Per Week

- 3 Bedrooms
- 3 Bathrooms
- Comfort Cooling
- Communal Terrace
- Reception
- Balcony
- Lift
- Kitchen
- Concierge
- Resident lounge and Business Centre

# 12 Hermitage Street, London W2 1BH

Welcome to Paddington Exchange, where modern living meets convenience in this stunning new build apartment. Spanning an impressive 1,483 square feet, this spacious residence offers a perfect blend of style and functionality, making it an ideal choice for families or professionals seeking a comfortable urban lifestyle.

The apartment features a generous reception room, providing an inviting space for relaxation and entertaining guests. With three well-appointed bedrooms, each designed to offer privacy and comfort, you will find ample room for family or guests. The property boasts three contemporary bathrooms, ensuring that everyone has their own space and convenience.

Situated in the vibrant Paddington area, this apartment benefits from excellent transport links and a wealth of local amenities, including shops, restaurants, and parks. The new build status of the property means you can enjoy modern fixtures and fittings, along with the peace of mind that comes with a recently constructed home.

Paddington Exchange is not just a place to live; it is a lifestyle choice that offers the best of city living. With its spacious layout and prime location, this apartment is a rare find in the heart of London. Don't miss the opportunity to make this exceptional property your new home.



Council Tax Band: G





O'Sullivan Property Consultants are offering a stunning three bed apartment situated on the 3rd floor (with a lift) in a brand new development in Paddington Basin. This property comprises of a master bedroom with ample storage and en-suite bathroom, second double bedroom with en-suite, a third bedroom with floor to ceiling windows giving plenty of natural light & with sliding doors opening onto the balcony, open plan kitchen with high spec modern appliances & living area and a family bathroom. The property further benefits from wooden floors, comfort cooling and 24 hour concierge, Resident Lounge/Business Centre and Communal Terrace. Paddington Basin has plenty of bars & restaurants, with easy access Paddington and Edgware road stations that has Hammersmith & City, District, Circle lines and Heathrow Express.

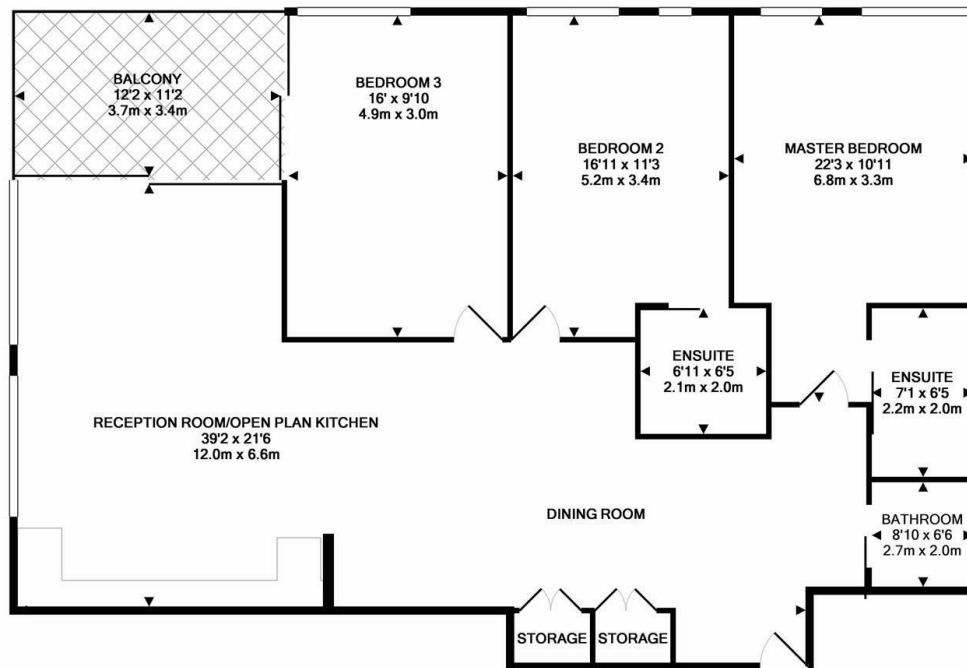
3 BEDROOMS : 3 BATHROOMS : RECEPTION ROOM : KITCHEN : LIFT :  
CONCIERGE : BALCONY : COMFORT COOLING : GOOD STORAGE

\*PARKING ON SEPERATE NEGOTIATION\*

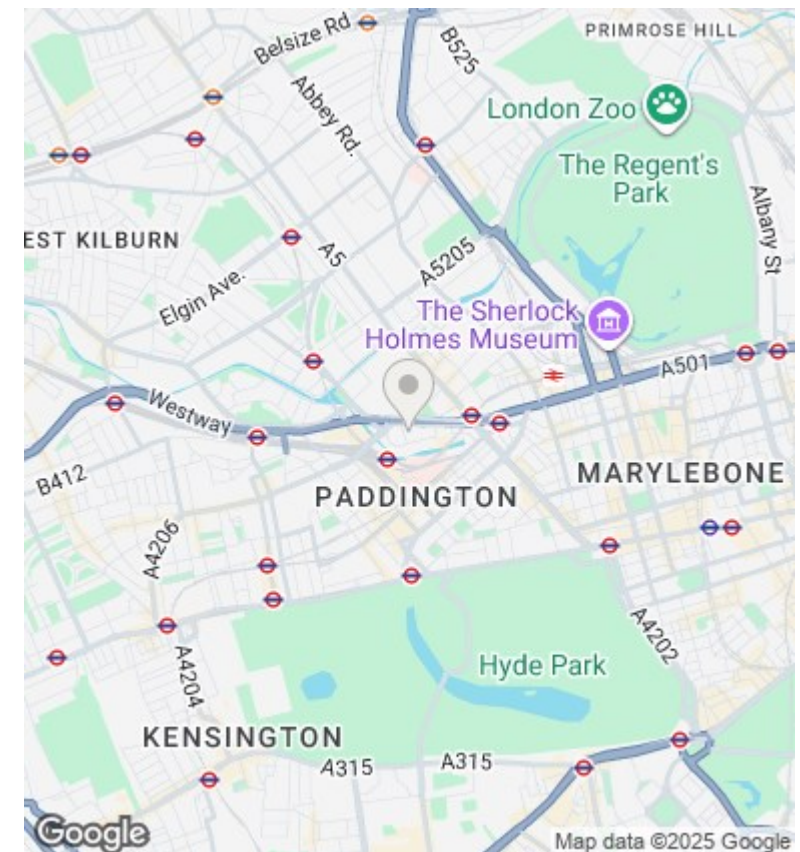








TOTAL APPROX. FLOOR AREA 1483 SQ.FT. (137.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(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		
England & Wales		
EU Directive 2002/91/EC		