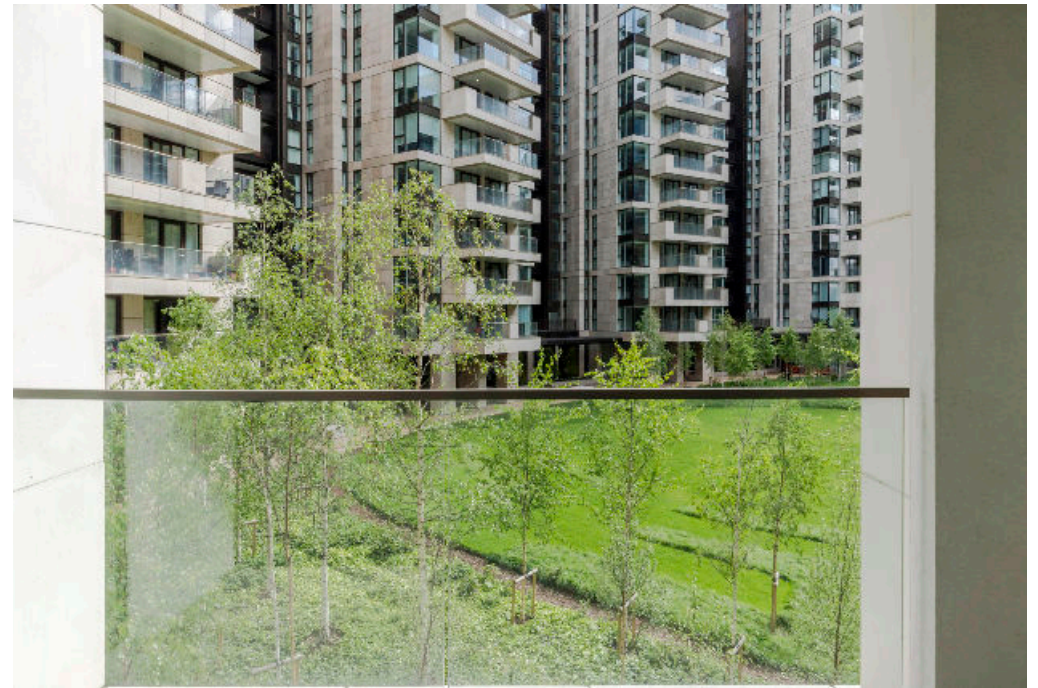




# Paddington Exchange, Hermitage Street

W2

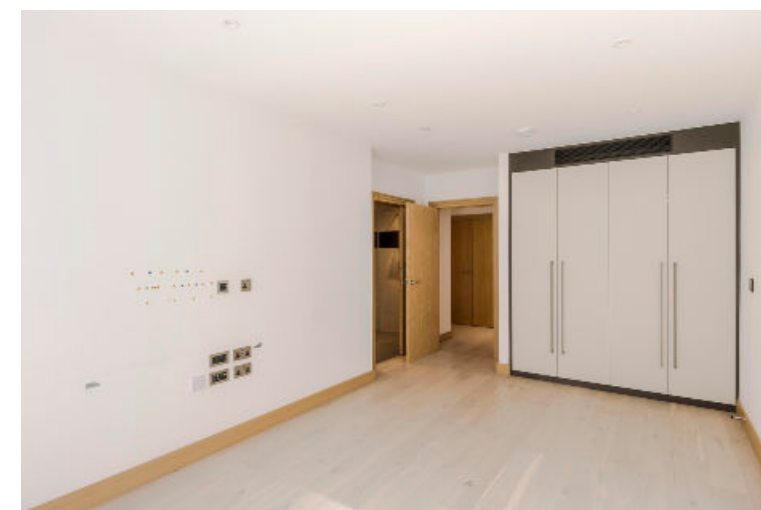






This two bedroomed, second-floor apartment is located within the new Paddington Exchange of the Paddington Basin and benefits from a 24hr concierge, smart communal areas, a roof garden, underground parking space and a leafy outlook near the canal. The property comprises an impressive open plan reception and kitchen with lots of storage, worktop space and direct access onto a private balcony.

There is extra utility storage in the hallway leading to the contemporary tiled bathroom. The master bedroom features fitted wardrobes and an en suite shower room while there is also a second double bedroom with shelving and wardrobe space.



*Paddington Exchange is located in an outstanding and striking waterside location in the heart of Central London with the West End's world-class shopping, theatres and restaurants on its doorstep. The development benefits from excellent transport links via Paddington Mainline and underground station (Bakerloo Line, Circle and District, Hammersmith and City Line) and Heathrow Airport is a convenient 20 minutes away via the nearby Heathrow Express.*

## Paddington Exchange, W2



Second Floor

### Approximate Gross Internal Floor Area

**98.4 sq m/1059 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Particulars dated [May 2021]. Photographs and videos dated [May 2021].

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