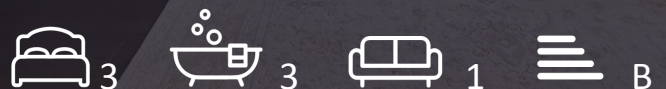




## Betula House

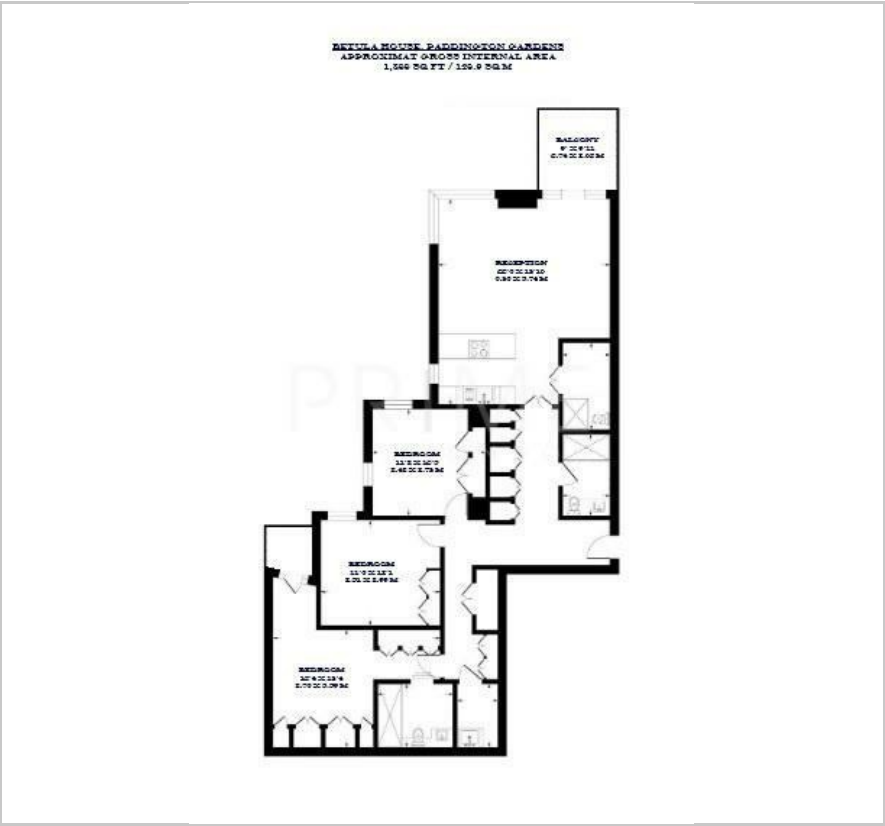
North Wharf Road, Paddington Gardens, W2 1DT

£2,480,000





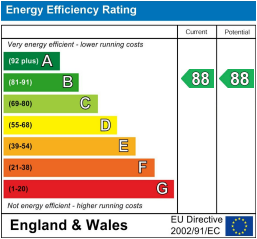
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- **Exceptional three bedroom** ▪ **1,388 sq ft (128.9 sqm)** apartment
- **Stone kitchen countertops** ▪ **Furnished to a high and mirrored hallways** specification throughout
- **Moments away from** ▪ **24 hour concierge** Paddington Station



This exceptional three bedroom apartment, set within one of Paddington's most prestigious developments and with secure parking, is available for sale through Prime London.

Spanning approximately 1,388 sq ft, the property offers beautifully designed contemporary interiors, enhanced by natural light, offering views over the landscaped communal gardens. The spacious open plan living area is complemented by a sleek modern finish, featuring stone kitchen countertops, custom cabinetry, mirrored hallways, and professionally designed interiors with high specification furnishings. The property further benefits from Missoni wallpaper, bespoke moldings, and motorized blackout blinds, adding both style and comfort.

Additional highlights include 24 hour concierge, comfort cooling, one secure underground parking space, and access to communal gardens.

Paddington Gardens is located moments from Paddington Station, offering immediate access to the Elizabeth Line, Heathrow Express, and the Bakerloo, Circle, District, and Hammersmith & City lines.

Residents benefit from an array of restaurants, local cafes and green spaces that Paddington has to offer, all just moments from the development.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.