



Dahlia House, Paddington Gardens,
North Wharf Road, W2

Asking Price £3,750,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Superbly positioned on the 11th floor of the highly desirable Paddington Gardens development, this exceptional four-bedroom, three-bathroom lateral apartment offers 2,084 sqft / 193.6 sqm of accommodation with elegant, turnkey living in the heart of one of London's most dynamic neighbourhoods.

Dahlia House is superbly located within the prestigious Paddington Gardens development in W2, offering a unique blend of tranquil, contemporary living in the heart of the city. Nestled in the vibrant Paddington Basin, this prime address places you moments from the waterside charm of the Grand Union Canal and a rich mix of boutique shops, cafes, and restaurants—perfect for relaxed weekend brunches or evening strolls along the water.

Expertly curated by the acclaimed interior design studio Morpheus & Co, the residence is presented fully furnished to an impeccable standard—ready to welcome its new owner with effortless style and sophistication.

Key Features

- LARGE LATTERAL FAMILY FLAT
- 24 HOUR CONCIERGE
- TWO BALCONIES
- INTERIOR DESIGNED BY MORPHEUS & CO
- 11TH FLOOR WITH LIFTS
- TWO SECURE PARKING SPACES
- SECURE STORAGE LOCKER

Terms

Leasehold 999 years from June 2016 ie 990 years
 2 x Parking Space Plus 1 x Storage Locker
 Council Tax Westminster Band - EPC B
 Ground rent : £1,200pa
 Service Charge £21908 pa service charge approx.

Eleventh Floor Apartment 1104 | 4 Bed



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.