

Balmoral Apartments, Praed Street, Marylebone, W2

Asking Price: £550,000

Benham & Reeves

Balmoral Apartments, Praed Street, Marylebone, W2

1 Bedroom (s) 1 Bathroom (s) Leasehold

A third-floor, one bedroom apartment set within a popular modern development with a 24-hour concierge.

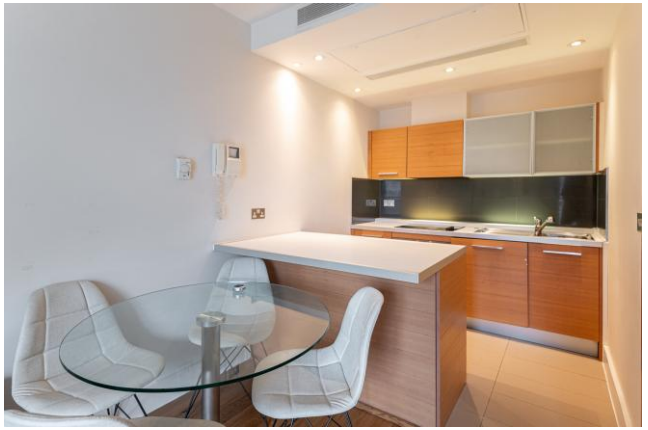
The accommodation comprises an entrance hallway, an open-plan kitchen/reception room with access to a larger-than-average 29’ x 23’ roof terrace, a double bedroom with built-in storage, and a modern bathroom.

Westcliffe Apartments form part of the popular West End Quay development in Paddington Basin.

Located within proximity of Hyde Park, the nearby transport links include Edgware Road (Circle, District and Bakerloo lines) and Paddington (Bakerloo, Hammersmith & City, Circle, District and the new Elizabeth line/Crossrail) underground stations. In addition, Paddington mainline station provides city, national and international connections via the National Rail and Heathrow Express. For motorists, the A40 is nearby, providing access to and from central London from the country.







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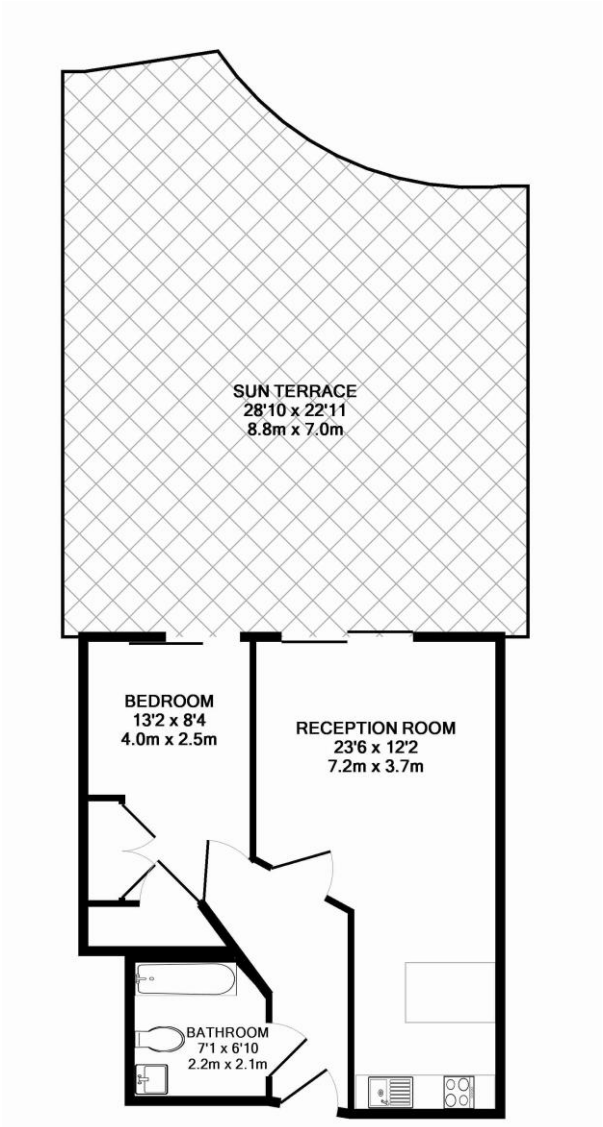




Property Features:

- One Bedroom
- One Bathroom
- 456 Square Feet (Approx.)
- Third Floor
- Open Plan Living/Kitchen Area
- Large Terrace
- Excellent Location
- Portered Development
- Paddington Station (Zone 1)

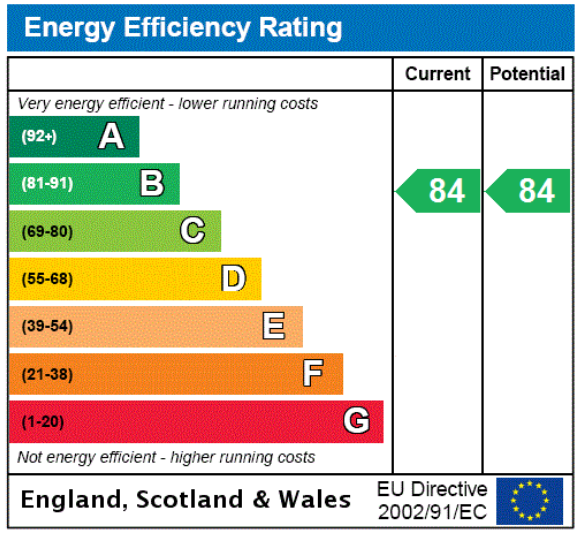
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BALMORAL APARTMENT W2
TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

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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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 01/01/2991 Approximately 964 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2026
Service Charge:	£4,548.48(per annum) for the year 2026
Anticipated Rent:	£2,450.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN240036

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