

Betula House, North Wharf Road, Paddington, W2

Asking Price: £850,000

Benham & Reeves

Betula House, North Wharf Road, Paddington, W2

1 Bedroom (s) 1 Bathroom (s) Leasehold

A second floor, one bedroom apartment set within Paddington's most recently completed development. With over one acre of landscaped gardens, residents will enjoy an oasis, minutes from one of London's key transport hubs. Accommodation extends to approximately 633 square feet and consists of an open-plan kitchen/reception room leading to a large balcony. The bedroom is generously sized and includes a fitted wardrobe and a luxurious bathroom. This high specification apartment offers utility and storage cupboards, as well as Miele appliances, underfloor heating, comfort cooling, 24-hour concierge & security.

Set within a landscaped 3.8-acre site, Paddington Gardens lies in the heart of the Paddington Basin, a convenient Zone 1 location with a selection of restaurants, cafés, shops and activities nearby.

As well as excellent pedestrian, bus and cycle access, nearby transport links include Brunel's Grade I listed Paddington station (Bakerloo, Hammersmith & City, Circle, District lines, National Rail services, Heathrow Express and Crossrail/Elizabeth line due soon), Edgware Road (Circle, District, Hammersmith & City and Bakerloo lines), and Lancaster Gate and Marble Arch (Central line). For motorists, the A40 is nearby.







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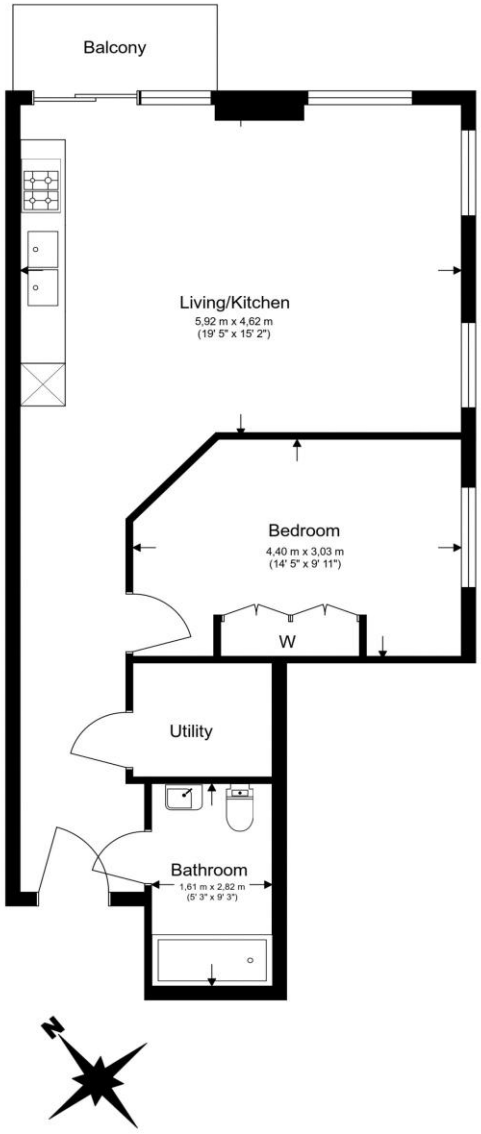


Property Features:

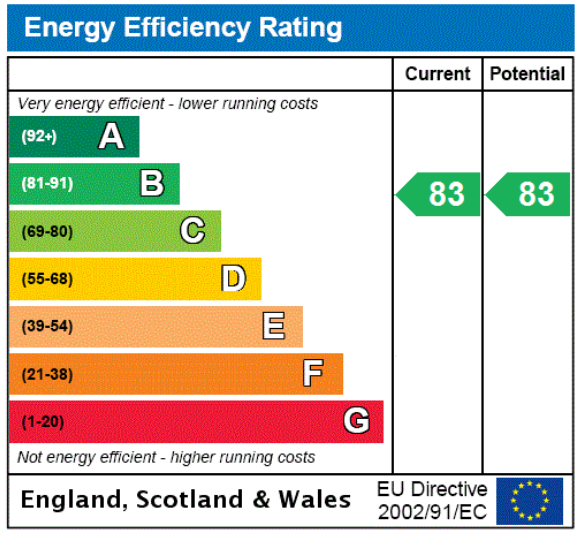
- One Bedroom
- One Bathroom
- 633 Square Feet (Approx.)
- 2nd Floor
- Large Balcony
- Communal Gardens
- 24-Hour Concierge
- Paddington Station (0.2 miles)
- Edgware Road Station (0.4 miles)
- Marylebone Station (0.6 miles)

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Total Gross Internal Area
58.8 Sq/m - 633 sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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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:	£850,000
Tenure:	Leasehold Expires 17/10/3014 Approximately 987 Years Remaining
Ground Rent:	£550.00 (per annum) For the year 2026
Service Charge:	£6,004.45 (per annum) For the year 2026
Anticipated Rent:	£2,730.00 pcm Approx. 3.6 % Yield

Viewings:

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

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