

Westcliffe Apartments, South Wharf Road, Paddington, W2

Asking Price: £500,000

Benham & Reeves

Westcliffe Apartments, South Wharf Road, Paddington, W2

1 Bedroom (s) 1 Bathroom (s) Leasehold

A bright one bedroom apartment, part of the popular West End Quay development, located at Paddington Basin

Accommodation comprises an entrance hallway, a reception room with an open-plan fitted kitchen featuring an island/breakfast bar and a Juliette balcony, a bedroom with built-in storage, and a guest bathroom.

Further benefits include comfort cooling, storage cupboard, 24-hour concierge and lifts.

Westcliffe Apartments forms part of the well-regarded West End Quay development located at Paddington Basin, a popular and well connected central area.

Nearby transport links include Edgware Road (Circle, District, Hammersmith & City and Bakerloo Lines) underground stations as well as Paddington Station, which provides city, national and international (Heathrow Express) connections. The new Elizabeth Line (Crossrail) connects London east to west with a major hub at Paddington.







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Property Features:

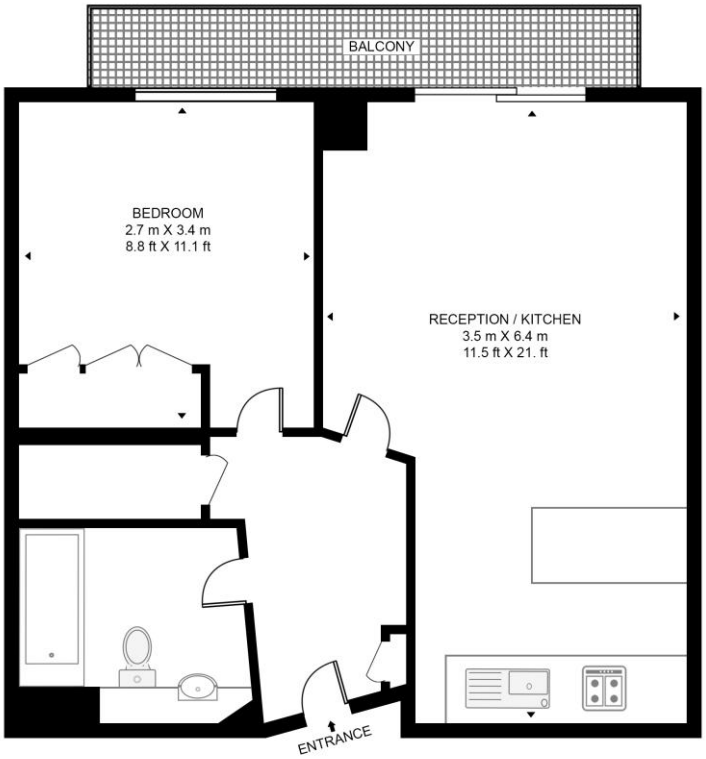
- One Bedroom
- One Bathroom
- 430 Square Feet (Approximately)
- 2nd Floor
- 24Hour Concierge
- Juliet Balcony
- Edgware Road Station (0.2 miles)
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- Paddington Station (0.3 miles)

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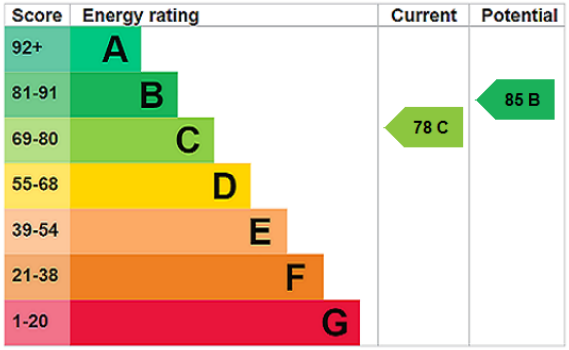
WESTCLIFFE APARTMENTS, SOUTH WHARF ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 430 SQ.FT (40 SQ.M)





SECOND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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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:	£500,000
Tenure:	Leasehold Expires 31/12/2990 Approximately 963 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2025
Service Charge:	£4,200.00 (per annum) To March 2026
Anticipated Rent:	£2,058.00 pcm Approx. 4.9 % Yield

Viewings:

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

Our reference: KEN250075

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