

Segrave Walk, Paddington, W2

Price Reduced to: £720,000

Benham & Reeves

Segrave Walk, Paddington, W2

1 Bedroom (s) 1 Bathroom (s) Leasehold

This stunning one bedroom apartment in Asquith House spans 539 square feet of living space and offers modern urban living with the added luxury of a private balcony. The property is located on the 10th floor and features an open-plan living area with sleek wooden flooring, a fully integrated kitchen with high-end appliances, and a spacious bedroom with ample storage. The contemporary bathroom is finished to a high standard, and large windows throughout the apartment provide plenty of natural light. The balcony extends the living space, offering a perfect spot for relaxation or entertaining.

Asquith House is located within a prestigious development renowned for its luxury and attention to detail. Residents benefit from a 24-hour concierge service, secure entry, and access to a well-equipped private gym. The building's modern architecture is complemented by elegantly designed interiors, creating a sophisticated living environment. Asquith House also includes beautifully landscaped communal gardens, offering a peaceful retreat from the bustling city.

The property is just a short walk from Paddington Station, providing excellent transport links via the underground, National Rail, and the Heathrow Express. Nearby Hyde Park offers vast green spaces for outdoor activities, while the West End's theatres and shopping districts are easily accessible, making this an ideal location for enjoying all that London has to offer.







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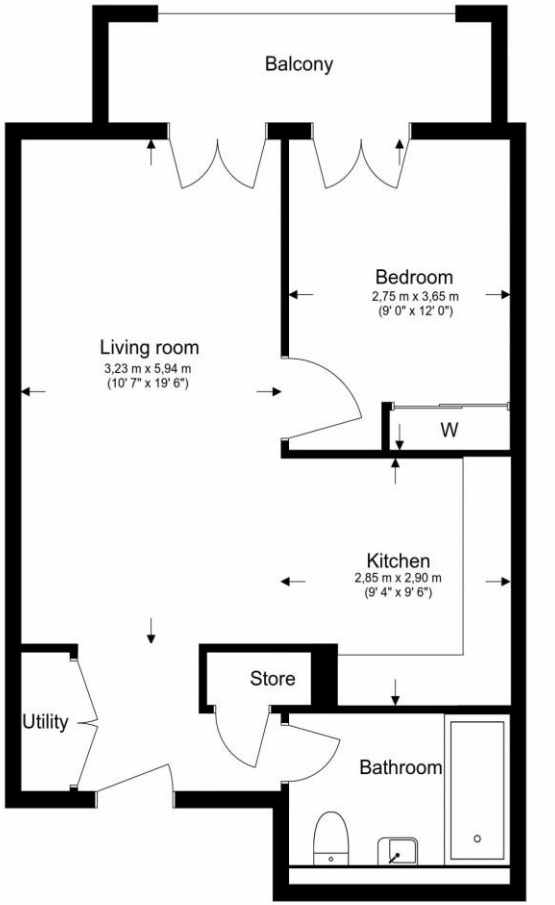


Property Features:

- One Bedroom
- 539 Square Feet (Approx.)
- 10th Floor
- Balcony
- 24 Hour Concierge
- Communal Gardens
- Residents' Gym
- Leisure Facilities & Cinema Room
- Edgware Road Station (0.2 miles)
- Paddington Station (0.3 miles)

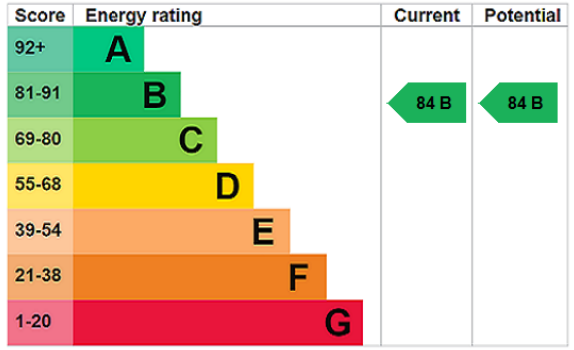
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Total Gross Internal Area
50 Sq/m - 539 Sq/ft



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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.

Price Reduced to:	£720,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2026
Service Charge:	£5,522.70 (per annum) for the year 2026
Anticipated Rent:	£3,142.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: KEW260005

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