

PENINSULA APARTMENTS, PRAED STREET, London, W2

£1,200,000



Full Description

A well-presented two-bedroom apartment extending to 861 sq ft on the 7th floor (with lift) within this modern Paddington Basin development. Comprising an open-plan kitchen/reception room, two bedrooms, en-suite bathroom, shower room, 2 balconies, terrace, 24 hour concierge and secure underground parking space.

Peninsula Apartments forms part of the popular West End Quay development located within the Paddington Basin. Nearby transport links include Edgware Road and Lancaster Gate (Central Line) underground stations, as well as Paddington Station, which provides city, Elizabeth Line, national and international (Heathrow Express) connections.

Additional Information

Tenure Years Remaining: 966
Annual Service Charge: 8000
Ground Rent Amount: £350.00

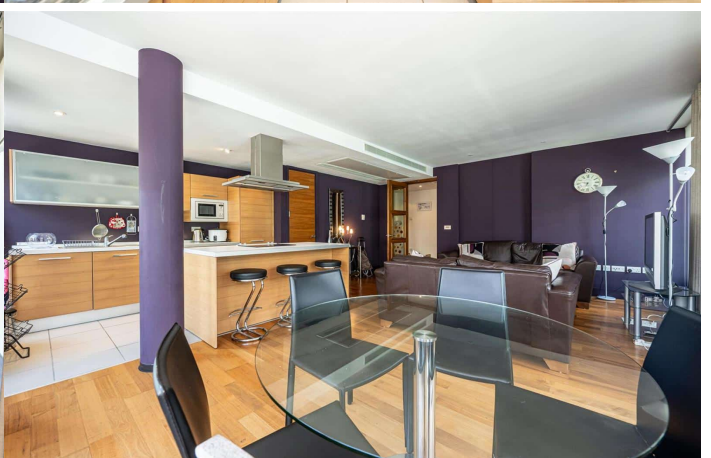
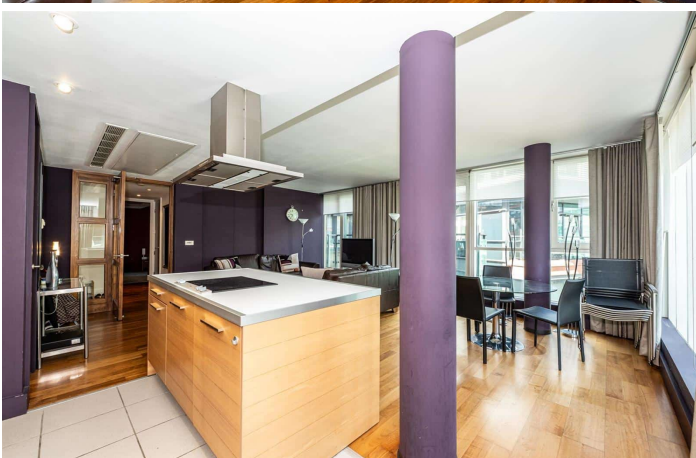
Features

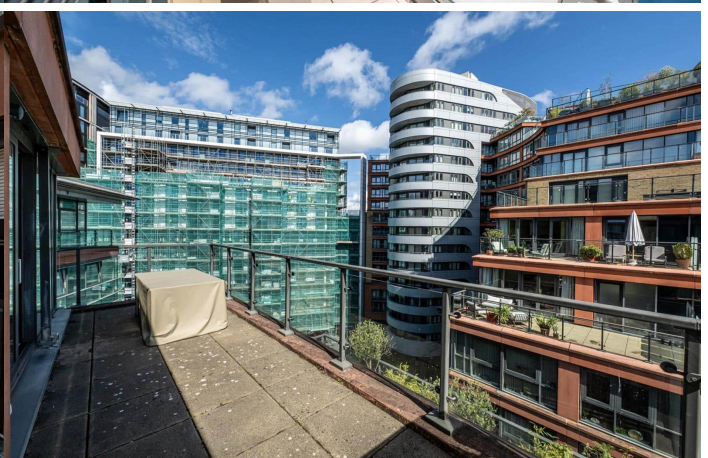
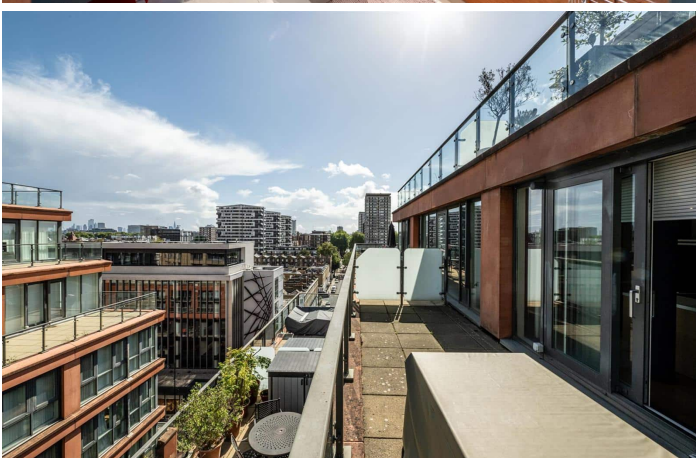
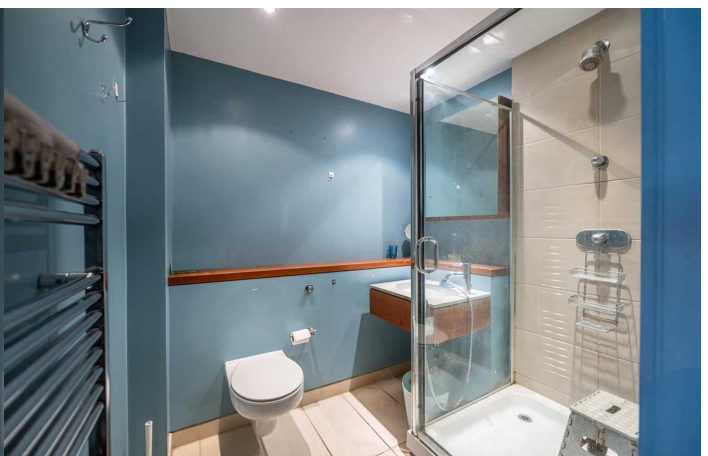
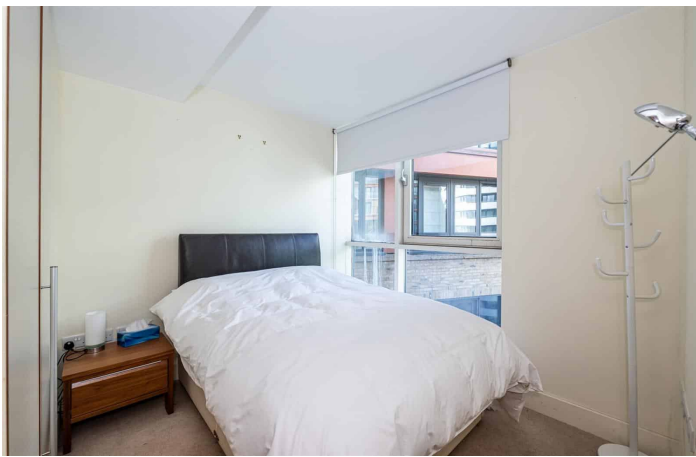
- 2 Double Bedrooms
- Ensuite Bathroom
- Shower Room
- Kitchen/Reception Room
- 2 Balconies
- Terrace
- Secure Underground Parking Space
- 24 Hour Concierge

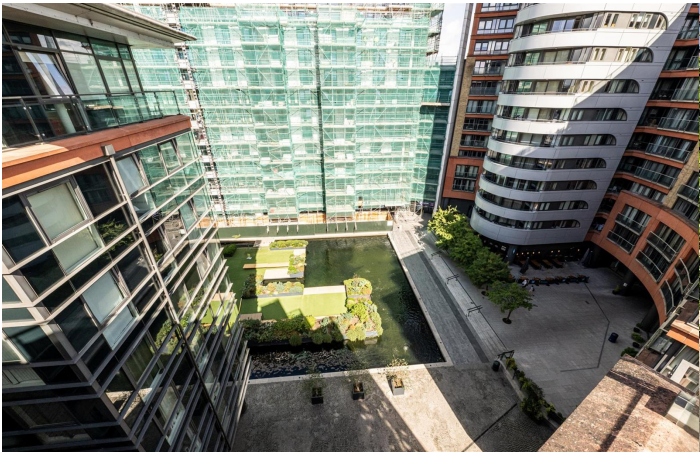
Contact Us

Plaza Estates

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Energy performance certificate (EPC)

Flat 101 Peninsula Apartments 4, Princes Street LONDON W2 1JJ	Energy rating C	Valid until 1 October 2027
Property type Mid-floor flat		Certificate number 0628-8949-7200-5343-2930
Total floor area 82 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Seventh Floor



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**Peninsula Apartments,
Paddington, W2**

**Approx. Gross Internal Area
79.99 Sq M - 861 Sq Ft**

 **TOTAL VISTA**