



Paragon Square, Postmark, WC1X

Asking Price: £990,000

 Benham
& Reeves

Paragon Square, Postmark, WC1X

 1 Bedroom  1 Bathroom  Leasehold

Situated on the 8th floor, this premium apartment spans an impressive 597 square feet and showcases a flexible and open plan layout, offering a harmonious living space adorned with sophisticated interiors, meticulously crafted finishes, and an abundance of natural light pouring through the floor to ceiling windows.

The well appointed kitchen is equipped with top of the line Siemens appliances, while bespoke custom crafted cabinetry, elegant quartz stone worktops, and complementary splash backs create a seamless and stylish culinary environment. Throughout the apartment, you will discover the luxurious touch of engineered timber flooring, which elegantly transitions to plush carpeting in the bedroom. The bathroom showcases striking feature tiling, adding a touch of visual appeal. Designed with practicality in mind, purpose built utility cupboards house the washer and dryer, while ample storage space ensures an organized and clutter free living space. Enjoy ultimate comfort year round, as the apartment offers comfort cooling in the living area and bedroom, in addition to underfloor heating throughout, ensuring a pleasant living environment regardless of the season.

As a resident of Folio Gardens, you will have exclusive access to a range of exceptional amenities within the esteemed Postmark London community, including a state of the art residents gym for maintaining an active lifestyle, a serene wellness center and spa for relaxation, a tranquil courtyard for outdoor enjoyment, and the convenience and peace of mind provided by a dedicated 24 hour concierge service.

Straddling WC1 and EC1, Postmark puts the whole of central London at your fingertips. Discover the world renowned cultural, shopping and dining destinations the city is famous for, from big-name brands at Bond Street to the latest exhibition at Tate Modern. And all within reach on foot, by bike, or just a short ride away on public transport.

Closest stations are Chancery Lane (640 yards), Farringdon (720 yards) and Russell Square (0.5 mile).





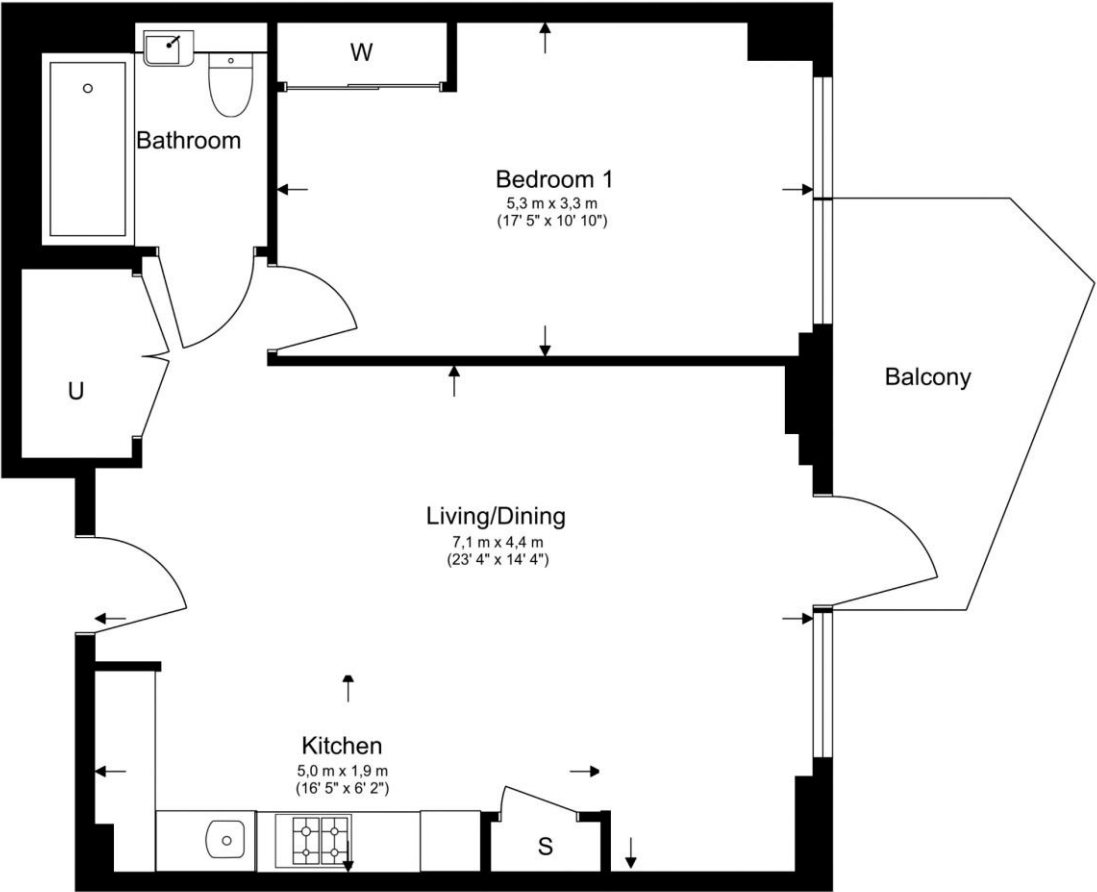
Property Features:

- New build development
- Completion on Q4/23-Q1/24
- One bedroom
- One bathroom
- 8th floor
- 24 hour concierge
- Communal roof terrace
- Wellness centre and gym



8th Floor

Total Gross Internal Area
55.5 sq/m - 597.4 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.

Terms & Conditions:

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

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Tenure: Leasehold
Expires 31/08/3015
Approximately 991 Years Remaining

Ground Rent: Peppercorn

Service Charge: Off-Plan, estimated £6.40 per sqft.

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230341

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W: www.benhams.com

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