



# Betula House, North Wharf Road, Paddington, W2

Asking Price: £995,000

 Benham  
& Reeves

# Betula House, North Wharf Road, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A tenth floor two bedroom, two bathroom 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 759 square feet and is formed of open-plan kitchen-reception room leading to a winter garden. The main bedroom features a luxurious en-suite bathroom with bath and walk in shower. There is a further double bedroom and a family 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.





## Property Features:

- Two Bedrooms
- Two Bathrooms
- 759 Square Feet
- 10th Floor
- Winter Garden
- Communal Gardens
- 24h Concierge
- Paddington Station (0.2 miles)
- Edgware Road Station (0.4 miles)
- Marylebone Station (0.6 miles)



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10th Floor  
 Total Gross Internal Area  
 70.5 Sq/m - 759 Sq/ft



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   | <b>85</b>               | <b>85</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Asking Price:     | £995,000   |
| Tenure:           | Leasehold<br>Expires 17/10/3014<br>Approximately 988 Years Remaining |
| Ground Rent:      | £750.00 (per annum)<br>for the year 2026                             |
| Service Charge:   | £6,867.07 (per annum)<br>to March 2026                               |
| Anticipated Rent: | £4,500.00 pcm<br>Approx. 5.4% Yield                                  |

## Viewings:

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

Our reference: CHD220011

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W: [www.benhams.com](http://www.benhams.com)

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