



# Asquith House, Segrave Walk, Paddington, W2

Asking Price: £1,200,000

Benham  
& Reeves

# Asquith House, Segrave Walk, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stunning two bedroom, two bathroom apartment in Asquith House spans approximately 790 square feet of living space and offers modern urban living with the added luxury of a private balcony. The property is located on the 9th floor and features an open-plan living area with sleek wooden flooring, a fully integrated kitchen with high-end appliances, two spacious bedrooms with ample storage, and two contemporary bathrooms finished to a high standard.

Large windows throughout the apartment provide plenty of natural light, enhancing the sense of space and comfort.

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, swimming pool and residents' lounge.

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.

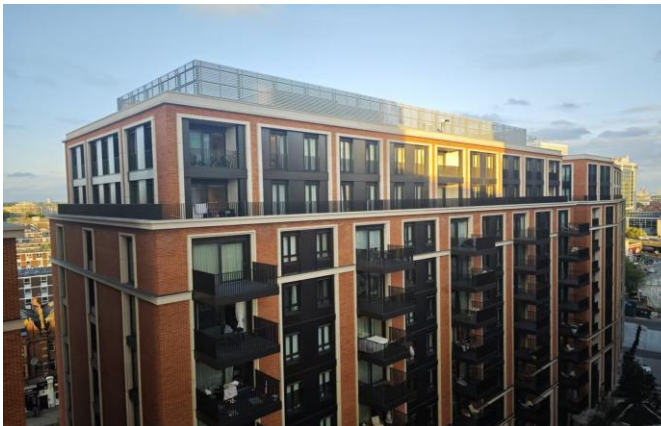


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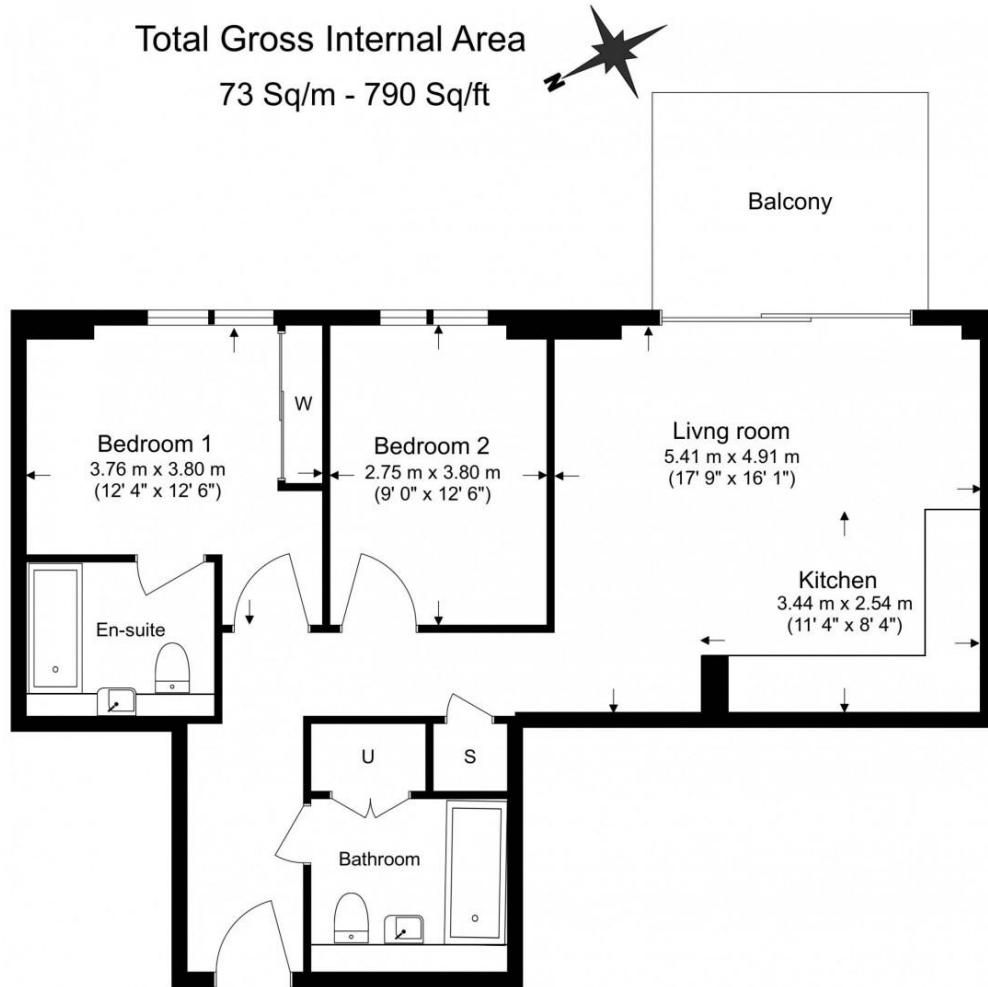


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 790 Square Feet (Approx.)
- 9th Floor
- Balcony
- 24 Hour Concierge
- Communal Gardens
- Residents' Gym
- Leisure Facilities & Cinema Room
- Edgware Road Station (0.2 miles)
- Paddington Station (0.3 miles)



# Asquith House, Segrave Walk, Paddington, W2



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£1,200,000
Tenure:	Leasehold Expires 31/12/3018 Approximately 992 Years Remaining
Ground Rent:	£750.00 (per annum) to June 2026
Service Charge:	£8,105.66 (per annum) to June 2026
Anticipated Rent:	£4,800.00 pcm Approx. 4.8% Yield

## Viewings:

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

Our reference: CHN260012

T: 020 7402 9866

E: [hydepark.sales@benhams.com](mailto:hydepark.sales@benhams.com)

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

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