

**£1,350,000**  
**Balmoral Apartments, Paddington, W2**



2 Bedrooms



2 Bathrooms



1 Reception



Garden

Bright 2 double bedroom apartment offered for sale in Balmoral Apartments, set in West End Quay.

Set on the first floor in this well run complex. Balmoral apartments has two double bedrooms, 2 bathrooms, modern open plan kitchen and spacious, private terrace. With good range of wardrobes and cupboards, a cooling system throughout the apartment, this is a great opportunity to purchase a property in West End Quay. A private car parking space is included in the underground car park. Ideally located for excellent facilities set in the heart of Paddington and West End Quay.

- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ Open Plan Modern Kitchen
- ✓ 2 Double Bedrooms
- ✓ 2 Bathrooms
- ✓ Video Entryphone System
- ✓ Underground Car Parking Space
- ✓ 966 years approximately lease
- ✓ Private Spacious Terrace
- ✓ Centrally Located in West End Quay

These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract.

All measurements are approximate and for guidance only. Park Estates London.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient – higher running costs		
	81	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Location

