



NORTH WHARF ROAD

LONDON W2 1LA

FOUR EXCLUSIVE, 1 BEDROOM APARTMENTS
FOR SHARED OWNERSHIP IN PADDINGTON



North Wharf Road offers a stunning collection of new homes in one of London's most prestigious regeneration areas right in zone 1. It is conveniently located close to three Royal Parks, Paddington station and overlooking the Grand Union Canal. Along with great shopping, restaurants and the independent traders on Merchant Square right on your doorstep this central London hub is the perfect lifestyle destination.



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View overlooking the canal

SPECIFICATION

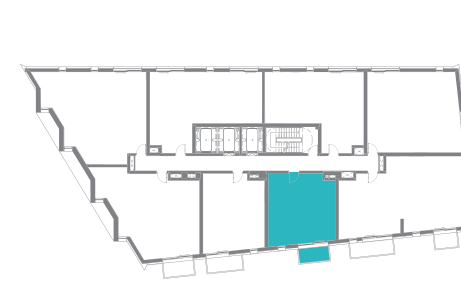
- Contemporary and stylish bespoke kitchen designed for each individual apartment, in 'silky grey' matt doors and drawers with complementary laminate worktops and matching upstands.
- Energy efficient and sleek appliances have been integrated to complement the look and design of the kitchen.
- Our elegant and stylish bathrooms come with full height ceramic wall tiling and feature white Ideal Standard sanitary ware and complementing mixer taps.
- The apartments come with a built-in bookshelf, fitted wardrobe and window dressings
- Facing southwest each apartment boasts elegant glass balconies that allow plenty of sunlight inside the apartment and wonderful views overlooking the Grand Union Canal.



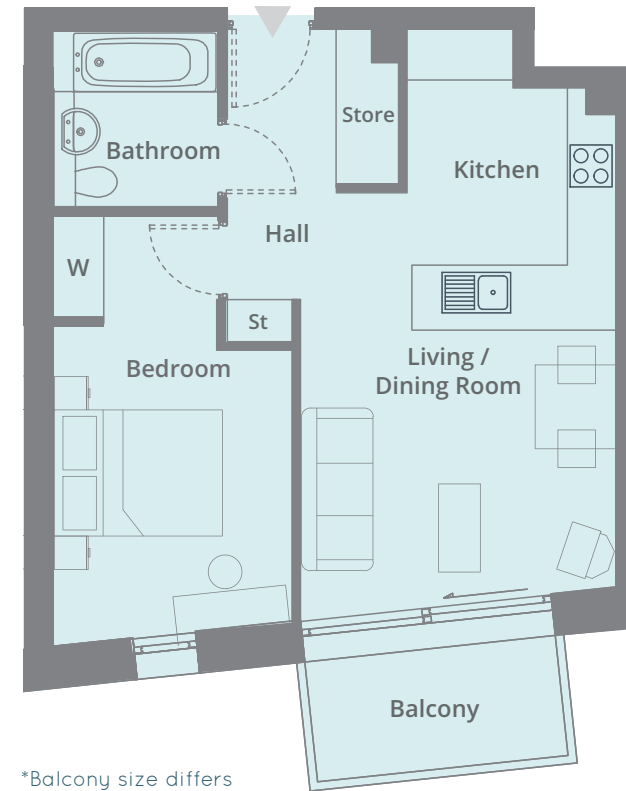
FLOOR PLANS

APARTMENTS 104 & 204*

104 ON FIRST FLOOR / 204 ON SECOND FLOOR



FIRST & SECOND FLOOR



*Balcony size differs

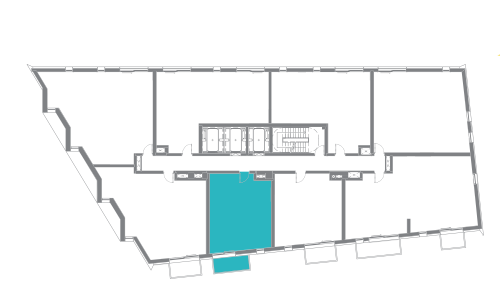
DIMENSIONS

Living/ Dining/Kitchen	6.9m x 3.8m	22' 6" x 12' 4"
Bedroom 1	5.1m x 2.8m	16' 0" x 9' 4"

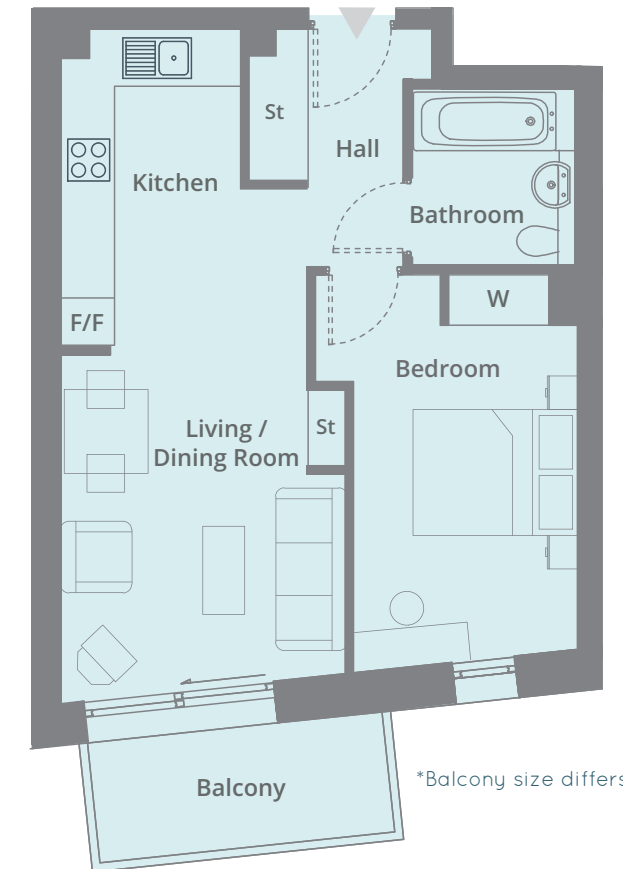
Total Area 46.4 m² / 499 ft²

APARTMENTS 105 & 205*

105 ON FIRST FLOOR / 205 ON SECOND FLOOR



FIRST & SECOND FLOOR



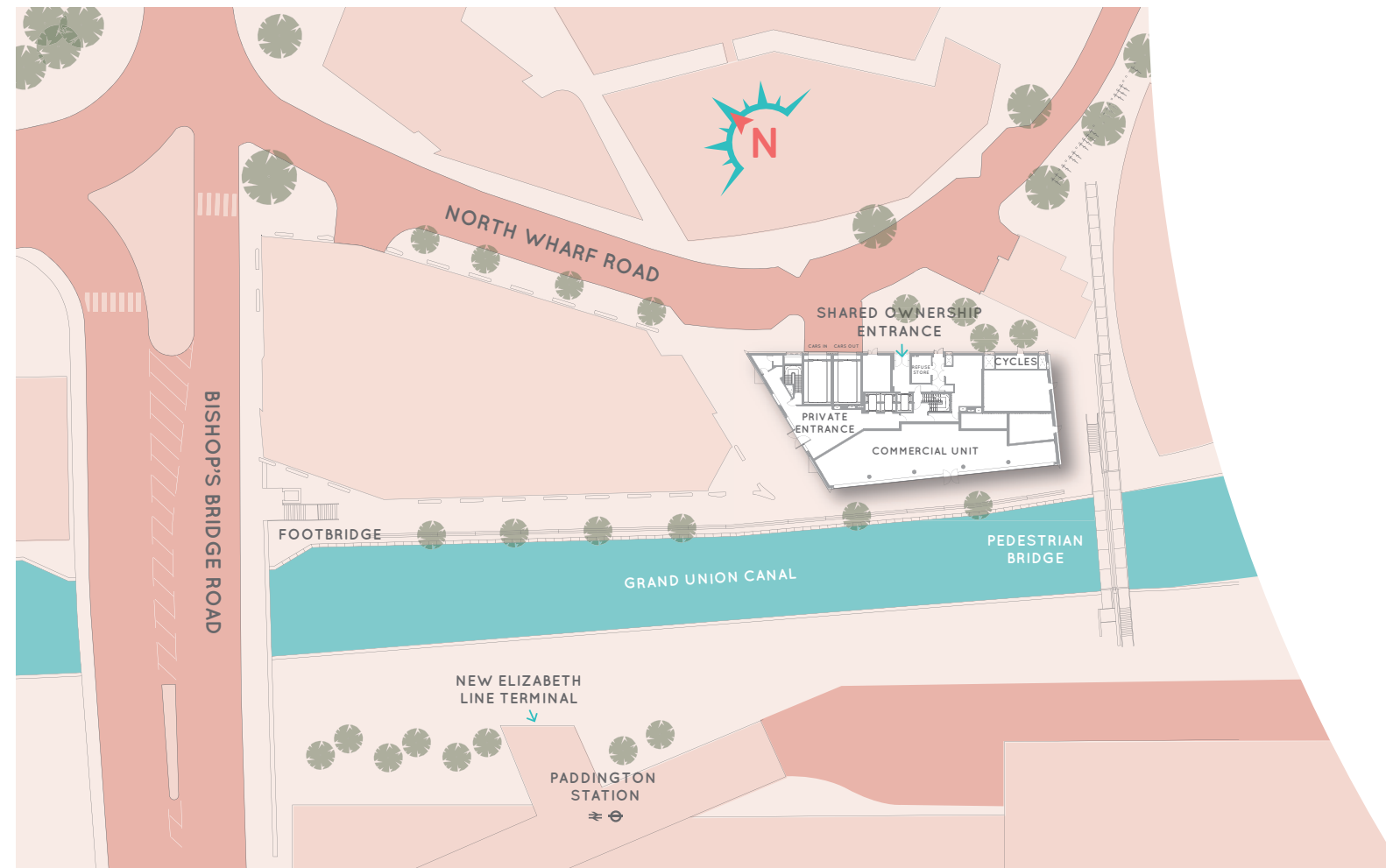
*Balcony size differs

DIMENSIONS

Living/ Dining/Kitchen	8m x 3.4m	26' 3" x 11' 2"
Bedroom 1	4.7m x 3.2m	15' 5" x 10' 6"

Total Area 47.3 m² / 509 ft²

SITE PLAN





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FOR DIRECTIONS USE SAT NAV: W2 1LA

TRAVEL CONNECTIONS

Paddington is home to four major underground lines (Hammersmith & City, Circle, District and Bakerloo), as well as main line train connections. Paddington provides quick access to all parts of central London as well as having a direct 22 minute service to St Pancras International for European services. Crossrail's Elizabeth Line is due to open here in the near future.



NORTH WHARF ROAD



*Travel times are approximate www.tfl.gov.uk

OCTAVIA



In partnership with



City of Westminster

www.westminster.gov.uk

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*There are no parking spaces with these apartments. New and existing Westminster parking permits will not be issued or transferred to this address. has no authority on local parking restrictions.

These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Interior photography is from a previous Octavia show apartment. This brochure includes photographs of the surrounding area for illustrative purposes only. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the site and the particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. All information correct at time of print - Aug 2020