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WESTCLIFFE APARTMENTS | EDGWARE ROAD, PADDINGTON, W2 1JB

£1,185,000

Modern new build apartment with exceptional amenities in prime Zone 1 location — under 10 minutes' walk to Paddington, Edgware Road and Marylebone stations.

Set on the 2nd floor of Westcliffe Apartments, W2 1JB , this South-West facing 2-bedroom, 2-bathroom apartment offers a spacious, light-filled layout ideal for modern city living. The property benefits from a secure underground parking space, underfloor heating, comfort cooling, and premium integrated appliances. Ample built-in storage ensures practicality without compromising style.

Both bedrooms and the living space enjoy beautiful cityscape views, bringing natural light and a sense of openness.

Residents have access to 24-hour concierge service, a private gym, and a landscaped communal roof terrace with impressive views—ideal for entertaining or relaxing while soaking in the London skyline.

Perfectly positioned close to daily essentials, with Tesco Express, cafés, and local amenities just steps away. Within minutes you can reach Paddington station, offering national rail and Elizabeth Line connections, and Edgware Road, with excellent access to the West End and City.

This property is leasehold with approximately 995 years remaining. Estimated service charge and ground rent: £6,000 per annum, covering:

Estate management

Communal area maintenance

24-hour concierge

Residents-only gym

External window cleaning

Comfort cooling system maintenance

CCTV security and fire safety provisions

7 years remaining on NHBC new build warranty

Council Tax Band: G (Westminster Council)



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Approximate total area¹¹
891 ft²
82.8 m²

11: Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

CIRAFE 360

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.