07944369417 Wechat: WeixinHelenK

helen.kong@freder.co.uk









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)











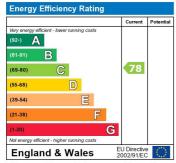






WESTCLIFFE APARTMENTS \mid EDGWARE ROAD, PADDINGTON, W2 1JB £1,185,000





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.

