

Hermitage Street, Paddington



Strutt & Parker

Land and property. Since 1885.

Immaculately presented two bedroom apartment with two private balconies and an underground parking space.

A beautifully presented two-bedroom, two-bathroom apartment occupying an elevated sixth-floor position within Paddington Exchange, one of Paddington's sought-after contemporary residential developments.

Presented in immaculate condition throughout, the property offers stylish and sophisticated living with an excellent sense of space and natural light. The accommodation comprises a generous open-plan reception and kitchen area, with floor to-ceiling glazing and access to a private balcony, creating an ideal setting for both entertaining and relaxing. The apartment also benefits from a second private balcony, providing valuable additional outdoor space.

The principal bedroom benefits from an en-suite bathroom, while a second well-proportioned bedroom is served by a further contemporary bathroom.

Residents of Paddington Exchange benefit from a 24-hour concierge service, providing security and assistance around the clock.

A significant advantage of the apartment is the inclusion of a secure underground parking space — a particularly rare and valuable feature for a central London apartment.

Combining immaculate contemporary accommodation, two private balconies, 24-hour concierge and an underground parking space, this is an exceptional home in a highly convenient central London location.

880 sq ft (81.8 sq m)
Sixth-floor apartment
Underground parking space
Within the Paddington
Exchange
Leasehold

Guide price £1,195,000



Location

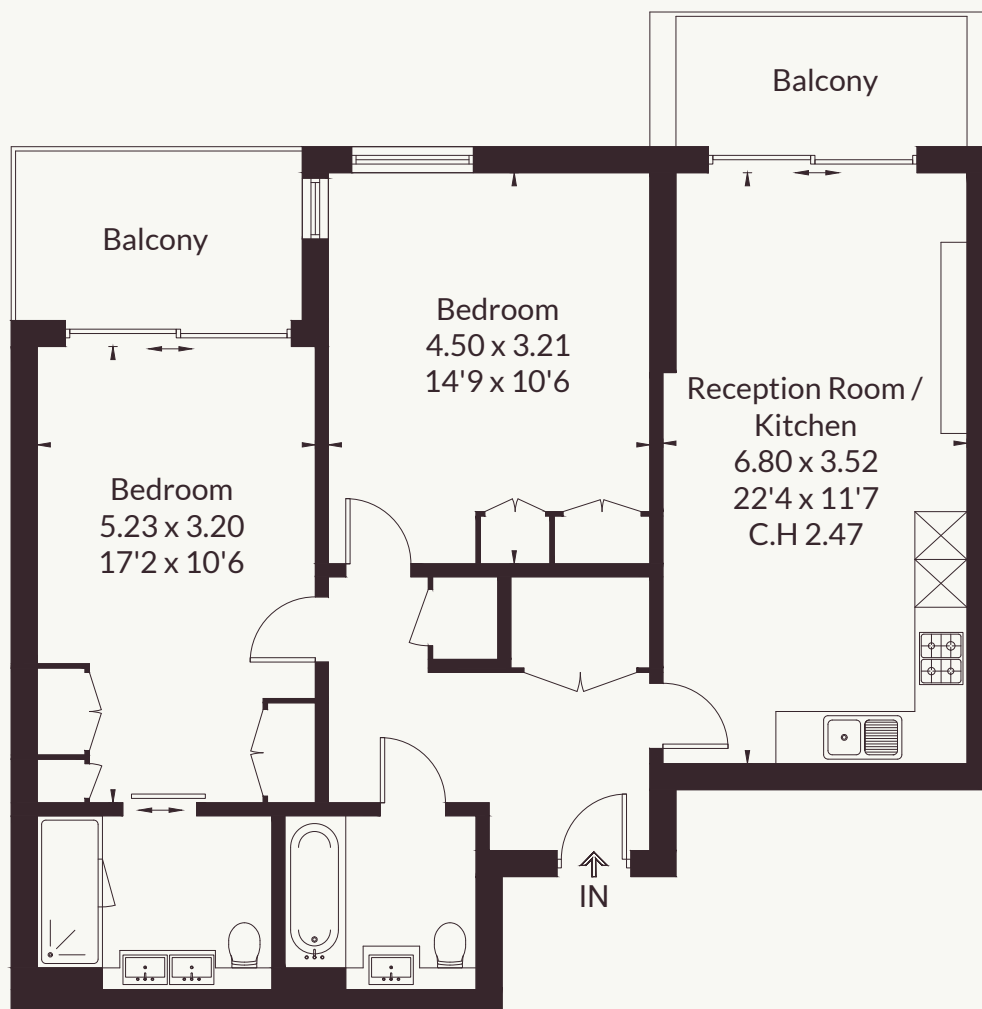
The property is ideally located for Hyde Park, Little Venice and the restaurants and boutiques of Connaught Village, whilst Paddington Station provides exceptional transport links across London and direct connections to Heathrow via the Elizabeth line.

Postcode region: W2

General

Tenure: Leasehold, 999 years from 27th March 2014
Local Authority: Westminster
Council Tax: Band F
EPC Rating: B
Service Charge: £8,079 per annum
Ground Rent: £1,124.12 per annum
Parking: Underground parking space
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Approximate Floor Area = 81.8 sq m / 880 sq ft



Sixth Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113283

Strutt & Parker Private Broker

24 Savile Row, W1S 2ES

020 7591 2233 | +44 (0)7753 431 547

andrew.chambers@struttandparker.com



@struttandparker

struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026