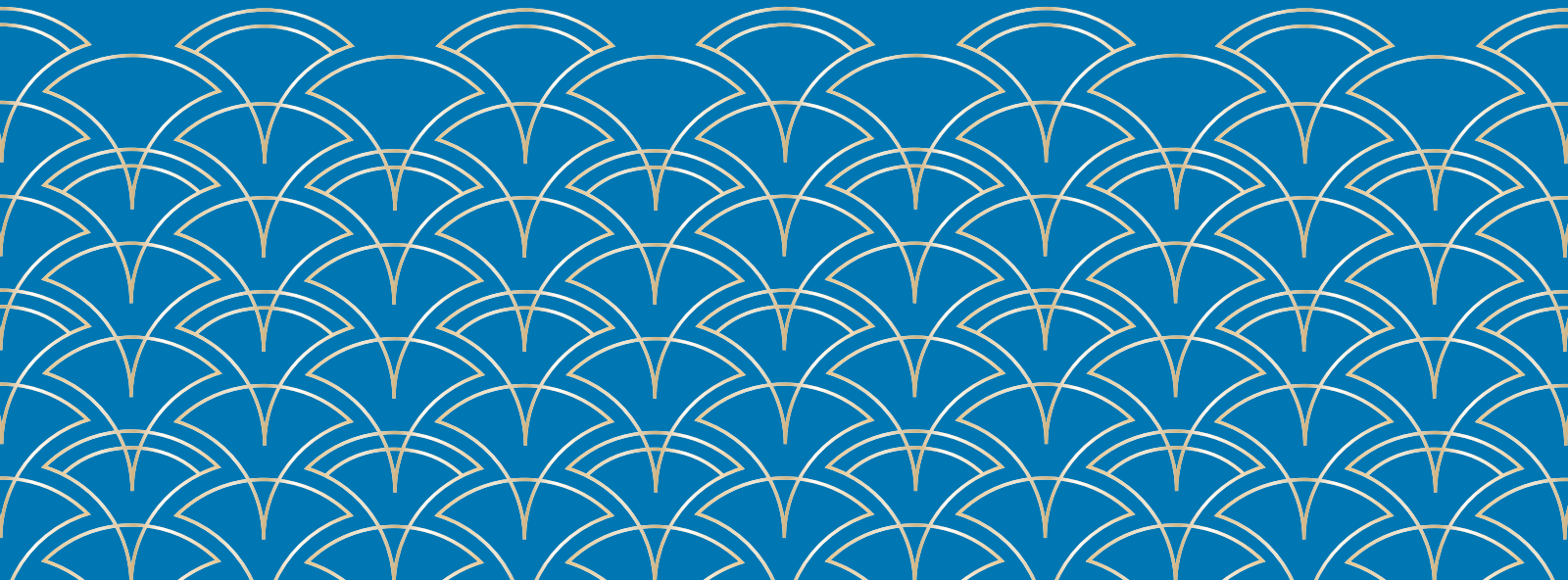


**PADDINGTON
GARDENS**

LONDON W2





**PADDINGTON
GARDENS**

LONDON W2

*A selection of spacious
1, 2, 3 and 4 bedroom
apartments and
penthouses
&
commercial units*



**PADDINGTON
GARDENS**

LONDON W2



PADDINGTON

SERPENTINE

HYDE PARK

GREEN
PARK

LONDON
EYE

BOND
STREET

EDGWARE
ROAD

OXFORD
STREET

THE
SHARD

MARYLEBONE

THE
CITY

KNIGHTSBRIDGE

Computer generated image of indicative appearance



Computer generated image. For indicative purposes only.



Meritas is proud to present Paddington Gardens



An exceptional new residential development in one of central London's prestigious regeneration areas in Zone 1.

Designed by award-winning Assael Architecture and Powell Dobson Architects, Paddington Gardens occupies a 3.8 acre site within London's most exciting new residential quarter, the Paddington Waterside regeneration.

Overlooking beautiful landscaped gardens, the apartments and penthouses feature floor-to-ceiling windows, bespoke kitchens, engineered wooden flooring and a terrace, balcony or winter garden. Paddington Gardens benefits from a host of amenities to enhance the residents' lifestyle including a 24 hour concierge service and underground car parking.

The towers of Paddington Gardens step up in height towards Regent's Canal, providing elegant proportions and excellent views across London from the upper floors. The elegantly proportioned façades bring together a mix of stone and glazing to provide as much light as possible, with many apartments benefiting from dual aspects.



Lifestyle, comfort and convenience

A sense of community is essential to the ethos of Paddington Gardens. Residents have access to a range of amenities including priority access and special membership to the Virgin Active gym, located next door.

The central park to the west provides a wonderful communal garden, while the double-height entrance area allows light to flood in.

Security is also a key consideration with a 24 hour concierge service, secure underground parking, CCTV and video door entrance system ensuring that Paddington Gardens is always a safe haven.



Computer generated image. For indicative purposes only.



Each apartment have been carefully considered and include underfloor heating, integrated appliances and engineered timber flooring to the arrival hallway, living space and circulation areas.



Computer generated image. For indicative purposes only.



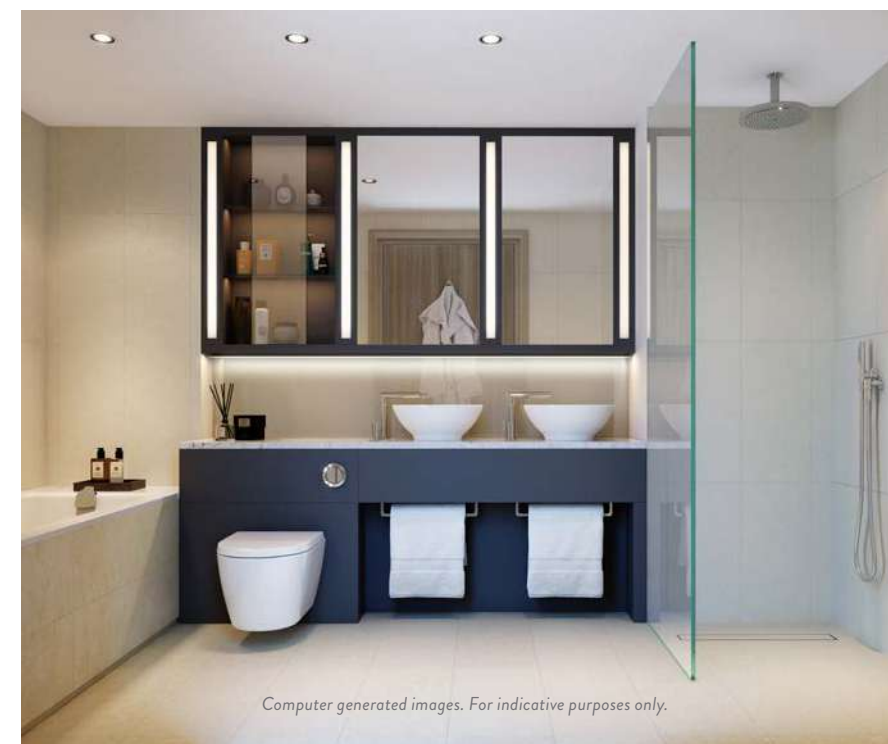
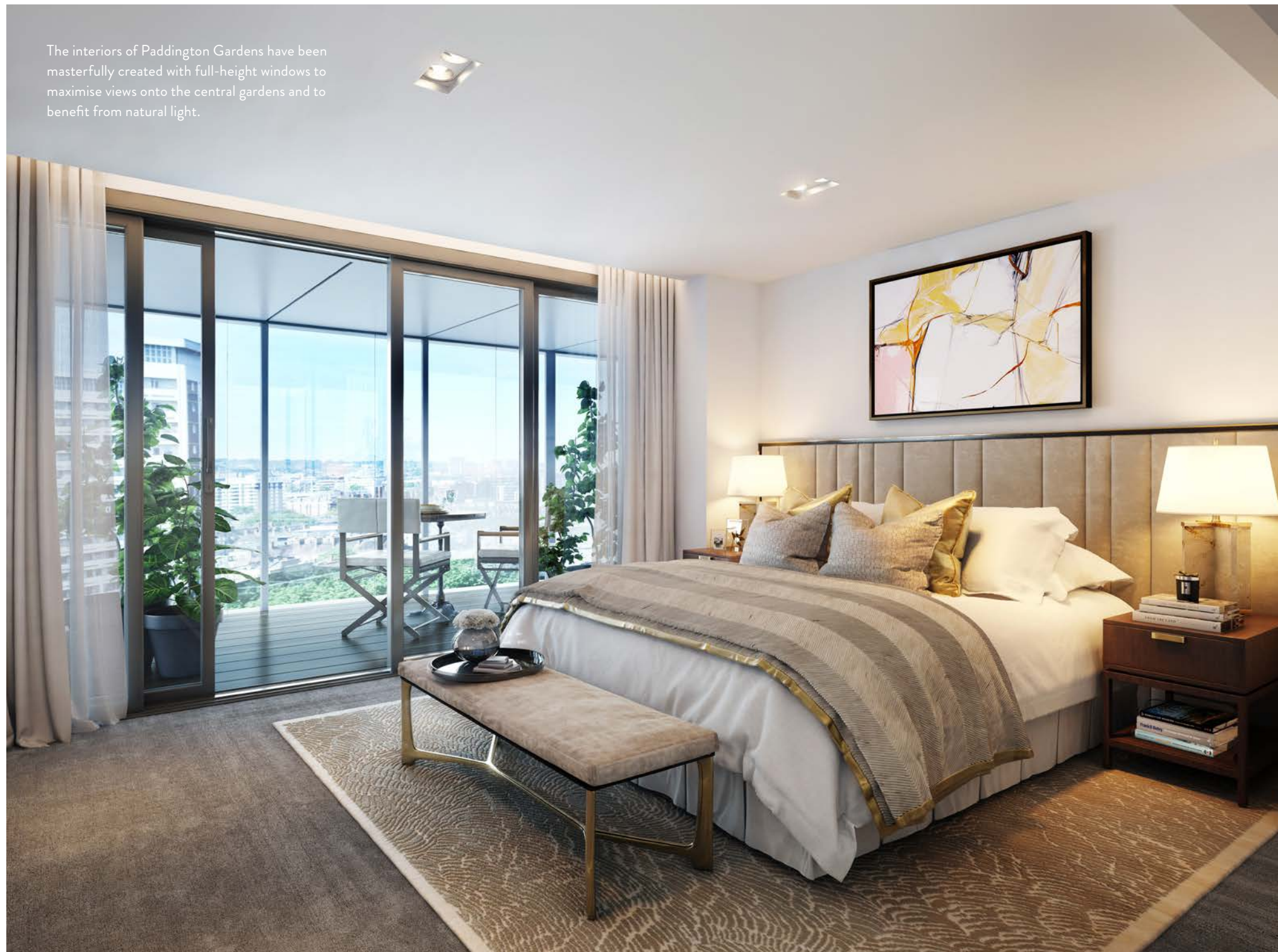
Computer generated image. For indicative purposes only.



Computer generated image. For indicative purposes only.



The interiors of Paddington Gardens have been masterfully created with full-height windows to maximise views onto the central gardens and to benefit from natural light.



Computer generated images. For indicative purposes only.



KITCHEN

- Bespoke custom fitted cabinets with a lacquer finish and integrated linear lighting
- White Corian or equivalent worktops with underslung stainless steel sink
- Raised island feature bar with integrated ambient lighting (where applicable)
- Polished chrome mixer taps to all apartments
- Compartmentalised waste storage beneath sink

APPLIANCES

- Miele induction hob
- Miele oven
- Miele microwave
- Miele downdraft extractor fan
- Siemens fridge freezer
- Siemens dishwasher
- Siemens washer dryer (in utility cupboard)

BATHROOMS

- White ceramic wall-mounted WC with soft-close seat and dual push-button flush
- White ceramic bath with porcelain tile surround
- Polished chrome rain shower and hand shower (where applicable)
- Bespoke wall-mounted mirrored cabinet with integrated lighting and internal shaver socket
- Under sink storage
- Polished chrome bathroom accessories
- Contemporary towel rail
- Glazed shower screen

JOINERY

- Full-height timber entrance door (oak veneer)
- Full-height wood grain effect internal doors
- Polished chrome ironmongery
- Fitted open wardrobes to dressing rooms with internal lighting (master bedroom only)
- Fitted wardrobes with wood grain effect doors to secondary bedrooms
- Internal wardrobe fittings to include high level shelving, hanging rail and internal lighting
- White painted skirting and architraves

FLOORING & WALL FINISHES

- Engineered timber floor finish to living space and circulation
- Luxury carpet to bedrooms
- Floor-to-ceiling porcelain tiles to all bathrooms
- Feature wall to shower area
- White painted finish to internal walls and ceilings

BALCONIES

- Concrete or steel balconies with either glass balustrades or metal railings
- 1.8m opaque glass balcony dividers where applicable

MECHANICAL & ELECTRICAL

- Underfloor heating throughout
- All apartments are serviced by a central energy centre providing metered hot water, heating and cooling
- Comfort cooling to living room and bedrooms
- Mains supply smoke and heat detectors and sprinkler fire protection system
- 13 amp power circuits throughout
- High-quality lighting switch plates and socket outlets

LIGHTING

- High-quality lighting switch plates
- Lighting will generally comprise low energy LED luminaires throughout
- Dimmable light controls (where applicable)
- Feature ceiling coffer detail with integrated lighting in living areas
- 5 amp lighting circuit in living spaces
- Pre-wired for feature pendant to dining areas (where applicable)

COMMUNICATION & ENTERTAINMENT

- High speed internet connection
- Television points to living space, all bedrooms and study
- Telephone and data points to living space, all bedrooms and study
- Pre-wired for ceiling speakers to principle rooms

SECURITY

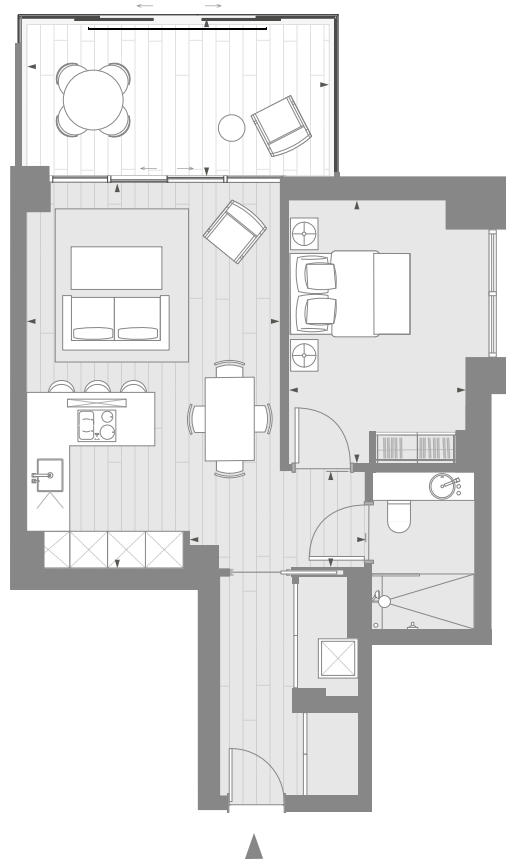
- 24 hour concierge and security
- CCTV surveillance throughout public areas
- Security fob access control to all building entrances and car park
- Video entry phone to all apartments
- Multi-point high security door locking system to entrance door

ACCESS, CAR AND CYCLE PARKING

- Two passenger lifts per building
- Car parking spaces are available for purchase by separate negotiation (refer to sales agent)
- Secure cycle storage available
- Charging points for electric cars available
- Two car club cars on site

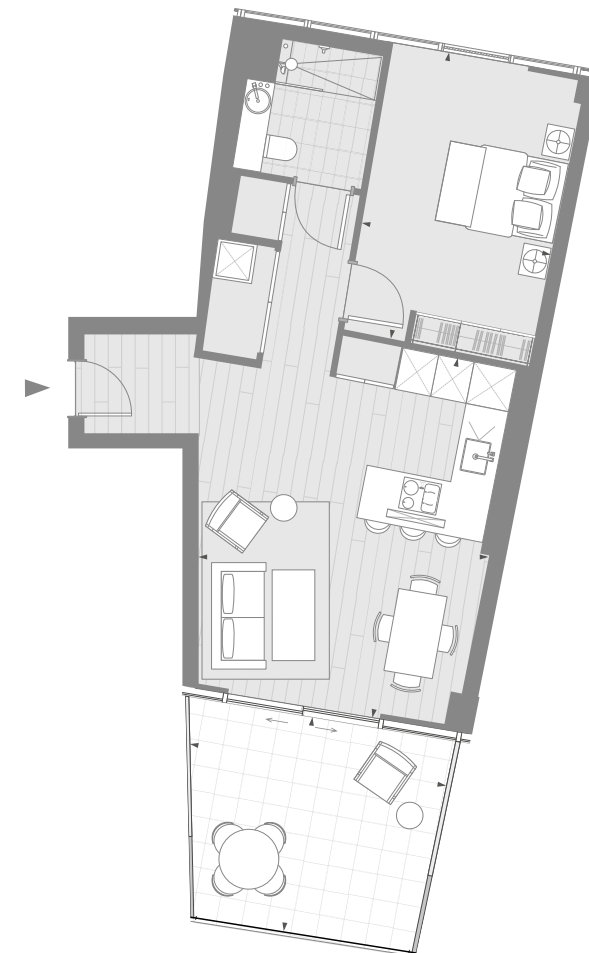
GENERAL

- All apartments will be sold with the benefit of NHBC warranty
- All apartments will be sold on a 999 year lease *From October 2015
- A service charge will be payable to cover the costs of management and maintenance (refer to sales agent)
- Refuse and recycling bins will be located in the basement level car park area (residents will be responsible for their own refuse disposal)



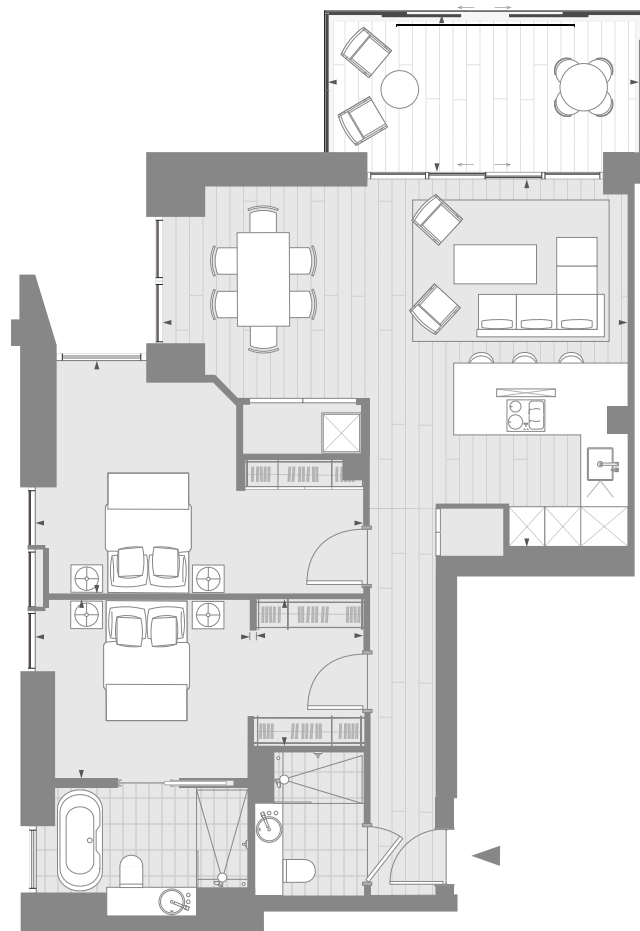
ILLUSTRATIVE ONE BEDROOM APT

- Apt B203
- 550.6 sq ft
- 1 Bedroom
- Winter Garden
- 1 Bathroom



ILLUSTRATIVE ONE BEDROOM APT

- Apt B1104
- 577.2 sq ft
- 1 Bedroom
- Balcony
- 1 Bathroom



ILLUSTRATIVE TWO BEDROOM APT

- Apt B1501
- 873.4 sq ft
- 2 Bedroom
- Winter Garden
- 2 Bathroom



ILLUSTRATIVE TWO BEDROOM APT

- Apt D205
- 992 sq ft
- 2 Bedroom
- Balcony
- 2 Bathroom



ILLUSTRATIVE THREE BEDROOM APT

- Apt B203
- 1433.6 sq ft
- 3 Bedroom
- Balcony
- 2 Bathroom



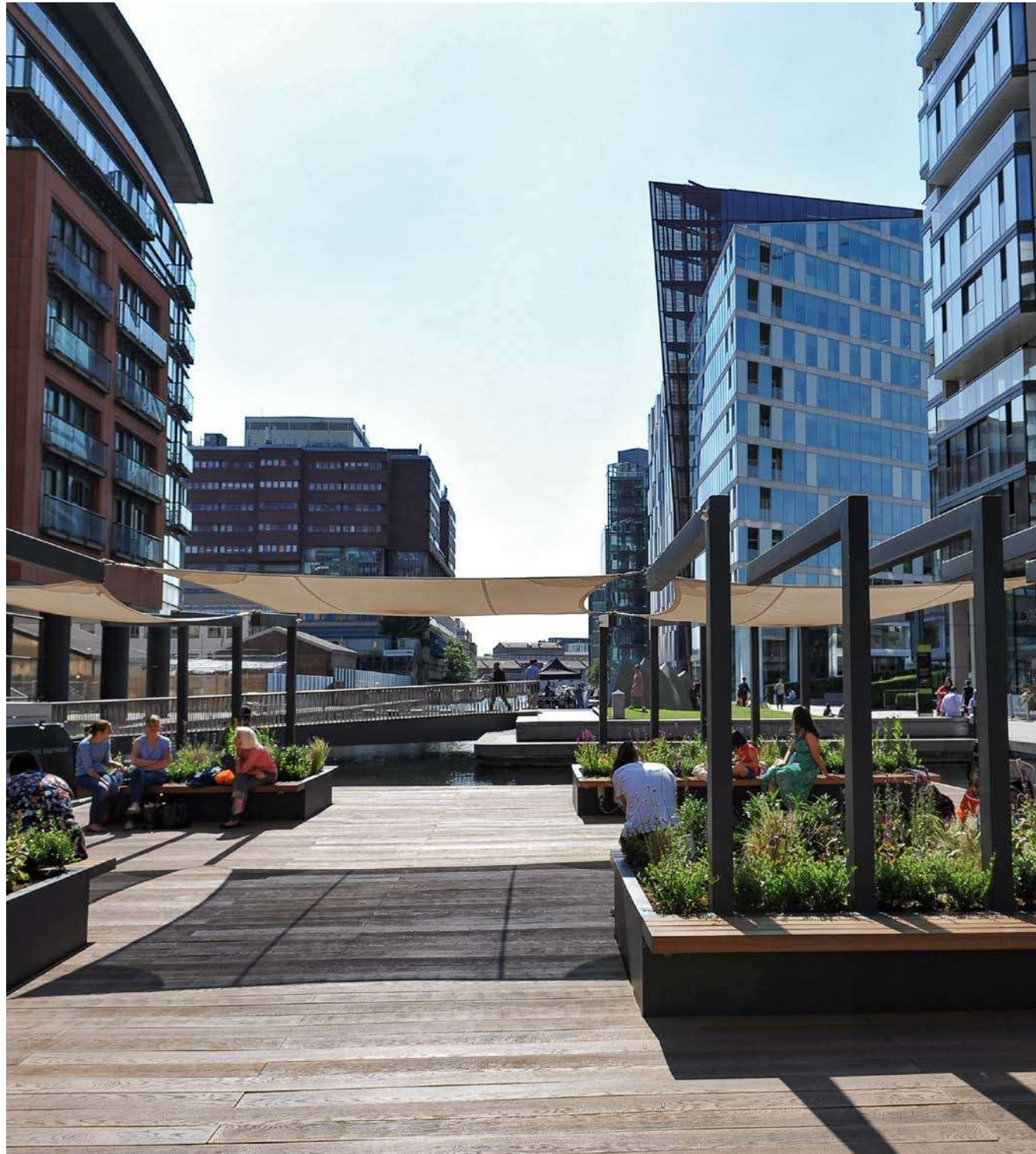
ILLUSTRATIVE THREE BEDROOM APT

- Apt D1503
- 1720.1 sq ft
- 3 Bedroom
- 2 Balconies
- 3 Bathroom

London's most exciting new district

Paddington Waterside is the highly successful regeneration of the former railway and canal land next to Paddington Station. More than a dozen separate development projects are creating an excellent commercial, residential and leisure infrastructure, with individual designs by leading British architects including Sir Richard Rogers, Nicholas Grimshaw and Terry Farrell.

Key developers contributing to the Paddington regeneration story include British Land, Network Rail, Imperial College, British Waterways, Land Securities and the City of Westminster.

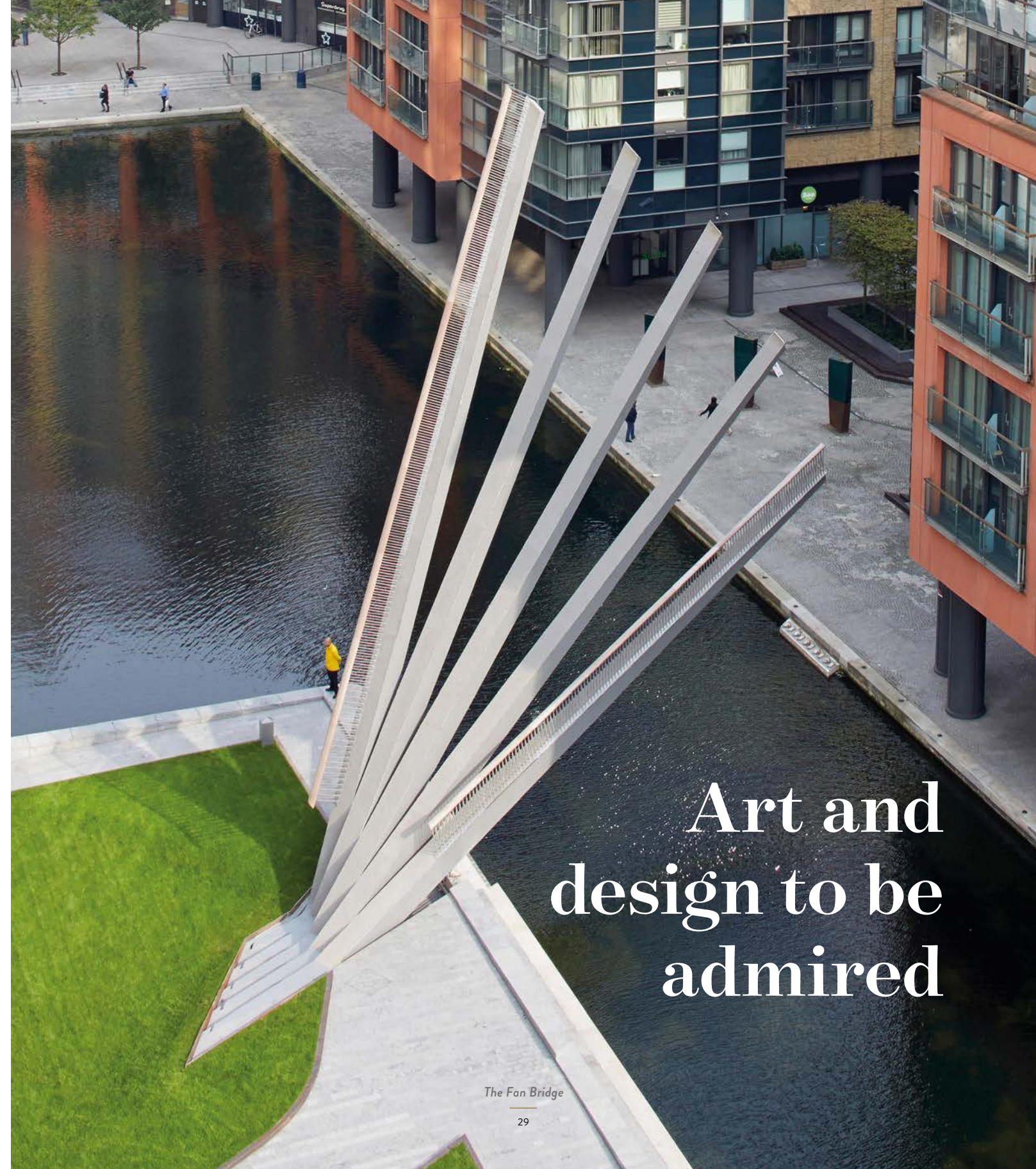


Paddington is a vibrant centre of contemporary living, enriched by culture, history and charm. Water plays an essential role in defining Paddington Waterside. The Paddington arm of the Grand Junction Canal was opened in 1801, and still today the canals are crucial to the life and character of the area.

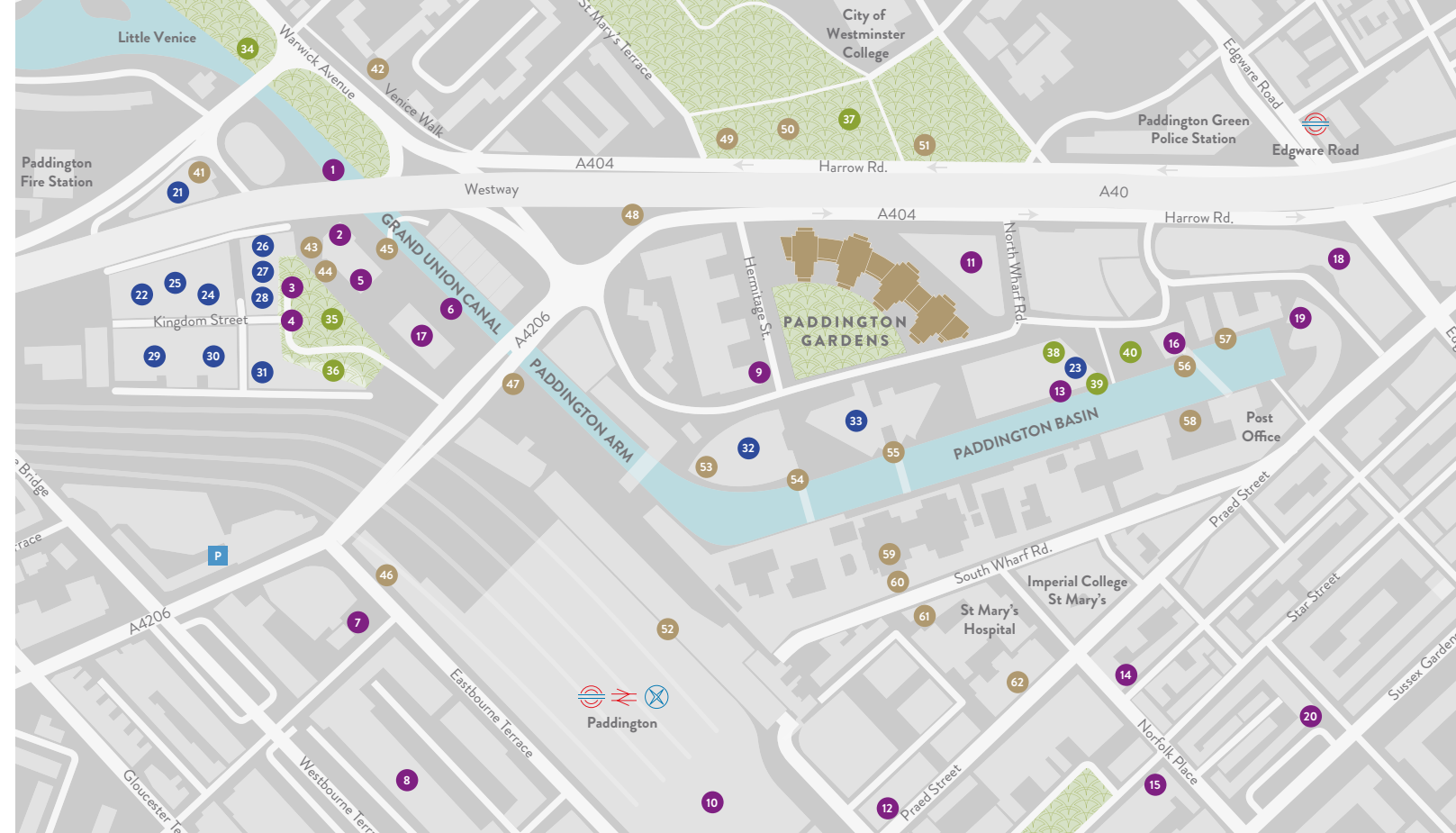
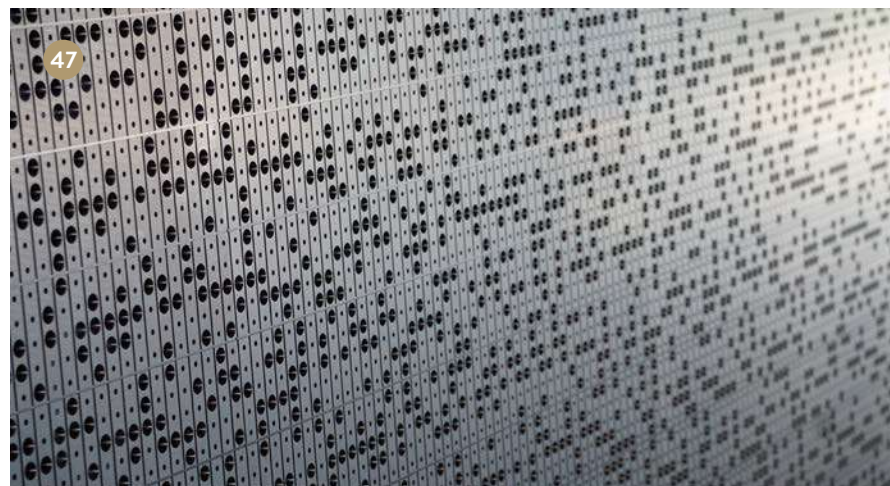


Paddington Waterside is characterised by outstanding modern building development, but its landmark footbridges deserve a special mention.

The Fan Bridge comprises five sleek steel blades that open and close in the formation of a traditional Japanese fan to form a foot bridge over the canal. Further along the canal is Thomas Heatherwick's impressive Rolling Bridge which ingeniously curls into an octagon on one side of the bridge when a boat passes by.



Art and
design to be
admired



RESTAURANTS, BARS & HOTELS

1. Electric Barge and the Floating Classroom
2. Beany Green Café
3. Poncho No 8
4. Pearl Liang
5. The Union Bar & Grill
6. London Shell Co
7. Prince of Wales Pub
8. Shaftesbury Hotel
9. Heist Bank
10. Mad Bishop & Bear
11. Paddington Gardens (Future Hotel)
12. Hotel Mercure
13. KuPP Café
14. The Frontline Club
15. Roba Bar and Restaurant
16. Lockhouse Paddington
17. Smith's Bar and Grill
18. Hilton London Metropole
19. Grand Union Bar
20. The Metropolis London

BUSINESS

21. Virgin Management
22. Microsoft
23. NCR
24. Kaspersky Lab
25. Nokia
26. Splunk
27. Prudential
28. Kingfisher plc
29. Regus London
30. Vodafone
31. Visa Europe
32. EE
33. M&S Head Office

HEALTH & LEISURE

34. Rembrandt Gardens
35. Sheldon Square Amphitheatre
36. Nuffield Health & Wellbeing Gym
37. Paddington Green
38. Virgin Gym
39. Active 360 (Paddle Boarding)

ART & ARCHITECTURE

40. Merchant Square
41. Battleship Building
42. Bill Ken Wright Theatre
43. Two Figures Sculpture
44. "Bearing Up"
45. Curved Footbridge
46. Unknown Soldier Statue
47. Alan Turing Installation
48. Brunel Mural
49. Portrait Bench Series
50. Church of St. Mary
51. Sarah Siddons Statue
52. Brunel Monument
53. Brunel Building
54. St Mary's Bridge
55. Rolling Bridge
56. Fan Bridge
57. Sir Simon Milton Statue
58. Lock Level Nine Sculpture
59. Queen Mother Statue
60. Back on the Right Foot Sculpture
61. Lindo Wing (St Mary's)
62. Sir Alexander Fleming Museum



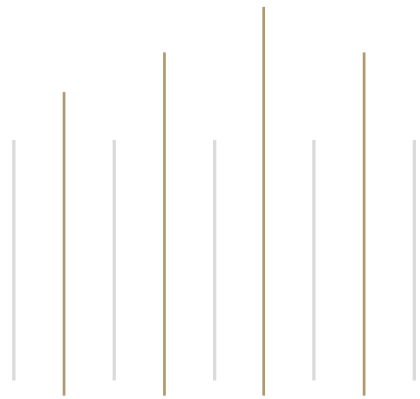
As the meeting point of four major Underground lines (Hammersmith & City, Circle, District and Bakerloo), Paddington provides quick access to all parts of central London as well as having a direct 17-minute service to St Pancras International for European services and to every central London mainline rail termini for destinations beyond.

Paddington Station is the London terminus for the Heathrow Express train to the Airport, a dedicated non-stop service leaving every 15 minutes.

At Paddington Station don't miss the enchanting bronze sculpture and sculpture trail from the station's most famous passenger, Paddington Bear.







IMPORTANT NOTICE:

1. All computer-generated images (CGIs) and photographic images are indicative only.
2. These particulars have been prepared in good faith and with all due care and are believed to be correct at the time of publication. However, they do not constitute any contract, part of a contract, offer representation or warranty and must not be relied upon as statements or representations of fact.
3. Any areas, dimensions, measurements or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared from the preliminary plans and specifications before the completion of the properties and are intended only as a guide for the marketing of Paddington Gardens. Elements may change during the construction and final finishes could vary. Prospective purchasers should not rely on this information and should ensure that their solicitor checks the plans and the specification attached to their contract.



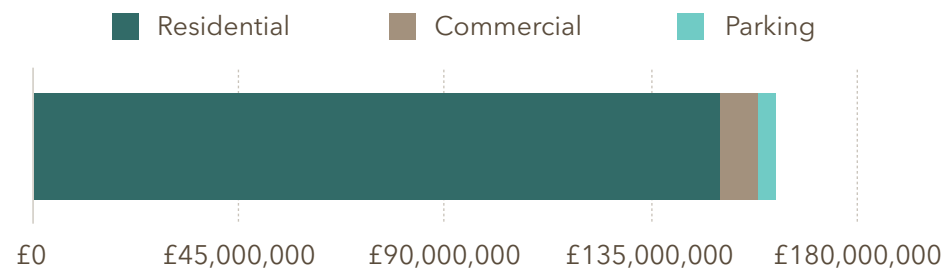
Status	Unit	Floor	Bedrooms	NIA sqft	Est sqft	Price	
						Asking (P _{orig})	psf
1 Bedroom							
Available	C.202	2	1	541		£783,750	£1,448
Available	C.203	2	1	539		£783,750	£1,453
Available	C.205	2	1	605		£874,000	£1,445
Available	C.206	2	1	593		£916,750	£1,546
Available	C.207	2	1	567		£874,000	£1,541
Available	C.208	2	1	603		£869,250	£1,442
Available	C.303	3	1	539		£793,250	£1,471
Available	C.403	4	1	539		£802,750	£1,489
Available	C.503	5	1	539		£812,250	£1,506
Available	C.603	6	1	540		£821,750	£1,521
Available	C.703	7	1	540		£831,250	£1,538
Available	C.803	8	1	540		£840,750	£1,556
Available	C.903	9	1	540		£850,250	£1,574
Available	C.1003	10	1	541		£859,750	£1,588
Available	C.1101	11	1	574		£992,750	£1,730
Available	C.1106	11	1	603		£1,059,250	£1,757
Available	C.1107	11	1	554		£950,000	£1,714
Available	C.1201	12	1	576		£1,007,000	£1,749
Available	C.1206	12	1	603		£1,073,500	£1,781
Available	C.1207	12	1	554		£964,250	£1,739
2 Bedroom							
Available	C.204	2	2	988		£1,520,000	£1,538
Available	C.301	3	2	879		£1,353,750	£1,539
Available	C.302	3	2	736		£1,068,750	£1,452
Available	C.304	3	2	901		£1,396,500	£1,550
Available	C.401	4	2	879		£1,377,500	£1,566
Available	C.402	4	2	736		£1,087,750	£1,477
Available	C.404	4	2	901		£1,420,250	£1,576
Available	C.501	5	2	879		£1,401,250	£1,593
Available	C.502	5	2	736		£1,106,750	£1,503
Available	C.504	5	2	901		£1,444,000	£1,603
Available	C.601	6	2	880		£1,425,000	£1,618
Available	C.602	6	2	738		£1,125,750	£1,525
Available	C.604	6	2	902		£1,467,750	£1,627
Available	C.701	7	2	880		£1,448,750	£1,645
Available	C.702	7	2	738		£1,144,750	£1,550
Available	C.704	7	2	902		£1,491,500	£1,654
Available	C.801	8	2	880		£1,472,500	£1,672
Available	C.802	8	2	738		£1,163,750	£1,576
Available	C.804	8	2	902		£1,515,250	£1,680
Available	C.901	9	2	880		£1,496,250	£1,699
Available	C.902	9	2	738		£1,182,750	£1,602
Available	C.904	9	2	902		£1,539,000	£1,706
Available	C.1001	10	2	882		£1,520,000	£1,724
Available	C.1002	10	2	739		£1,201,750	£1,625
Available	C.1004	10	2	903		£1,562,750	£1,730

Available	C.1102	11	2	871		£1,425,000	£1,636	
Available	C.1103	11	2	882		£1,448,750	£1,643	
Available	C.1104	11	2	1,009		£1,738,500	£1,724	
Available	C.1105	11	2	826		£1,453,500	£1,761	
Available	C.1202	12	2	871		£1,444,000	£1,658	
Available	C.1203	12	2	882		£1,467,750	£1,665	
Available	C.1204	12	2	1,009		£1,762,250	£1,747	
Available	C.1205	12	2	826		£1,477,250	£1,789	
Available	C.1601	16	2	865		£1,562,750	£1,806	
Available	C.1602	16	2	863		£1,562,750	£1,810	
3 Bedroom								
Available	C.201	2	3	1,186		£1,814,500	£1,530	
Available	C.305	3	3	1,306		£2,042,500	£1,564	
Available	C.306	3	3	1,290		£2,014,000	£1,562	
Available	C.405	4	3	1,306		£2,075,750	£1,590	
Available	C.406	4	3	1,290		£2,047,250	£1,588	
Available	C.505	5	3	1,306		£2,109,000	£1,615	
Available	C.506	5	3	1,290		£2,080,500	£1,613	
Available	C.605	6	3	1,308		£2,142,250	£1,638	
Available	C.606	6	3	1,293		£2,113,750	£1,635	
Available	C.705	7	3	1,308		£2,175,500	£1,663	
Available	C.706	7	3	1,293		£2,147,000	£1,661	
Available	C.805	8	3	1,308		£2,208,750	£1,689	
Available	C.806	8	3	1,293		£2,180,250	£1,687	
Available	C.905	9	3	1,308		£2,242,000	£1,714	
Available	C.906	9	3	1,293		£2,213,500	£1,712	
Available	C.1005	10	3	1,310		£2,275,250	£1,737	
Available	C.1006	10	3	1,294		£2,246,750	£1,737	
Available	C.1301	13	3	1,364		£2,470,000	£1,811	
Available	C.1302	13	3	1,362		£2,470,000	£1,814	
Available	C.1303	13	3	1,495		£2,161,250	£1,446	
Available	C.1401	14	3	1,362		£2,707,500	£1,988	
Available	C.1402	14	3	1,359			£0	
Available	C.1403	14	3	1,495			£0	
Available	C.1501	15	3	1,362		£2,413,000	£1,772	
Available	C.1502	15	3	1,359		£2,413,000	£1,775	
Available	C.1503	15	3	1,464		£2,612,500	£1,785	
Available	C.1603	16	3	1,225		£2,256,250	£1,842	
Available	C.1604	16	3	1,193		£2,213,500	£1,856	
Available	C.1701	17	3	1,362		£1,581,750	£1,162	
Available	C.1702	17	3	1,359		£1,581,750	£1,163	
Available	C.1703	17	3	1,497		£2,289,500	£1,529	
4 Bedroom								
Available	C.1801	18	4	1,855		£9,500,000	£5,122	
Available	C.1802	18	4	2,082			£0	
Available	C.1901	19	4	1,855		£10,212,500	£5,506	
Available	C.1902	19	4	2,082			£0	
	90			90,390		£150,047,750	£1,660	
AVAILABLE	90			90,390		£150,047,750	£1,660	

PADDINGTON GARDENS OVERVIEW

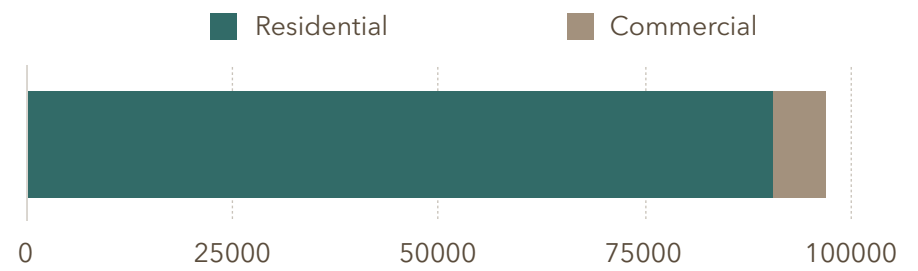
TOTAL ASSET GDV

Asset	Asset Value
Residential	£150,047,750
Commercial	£8,328,645
Parking	£3,900,000
Total assets GDV	£162,276,395



TOTAL NET INTERNAL SIZE

Asset	SQ FT
Residential	90390
Commercial	6663
Total Size	97053



INCOME PROJECTION

Note: Income projections were made with data gathered from web research and rental valuations by agents in the area. Depending on management and where the market lies, projections can be inflated substantially.

BEST CASE: INCOME PROJECTION

Asset	SQ/FT/ANNUM	Income
Residential	£90	£8,135,100
Commercial	£150	£999,450
Parking	£350 PCM	£218,400
Total		£9,352,950

AVERAGE: INCOME PROJECTION

Asset	SQ/FT/ANNUM	Income
Residential	£80	£7,231,200
Commercial	£125	£832,875
Parking	£300 PCM	£187,200
Total		£8,251,275

WORST CASE: INCOME PROJECTION

Asset	SQ/FT/ANNUM	Income
Residential	£70	£6,327,300
Commercial	£100	£666,300
Parking	£250 PCM	£156,000
Total		£7,149,600