

**PADDINGTON
GARDENS**

LONDON W2

A VISION OF SOPHISTICATED LIVING

Designed by award-winning Assael Architecture and Powell Dobson Architects, Paddington Gardens is a striking residential development within London's most exciting new lifestyle quarter, Paddington Waterside.

Overlooking beautifully landscaped gardens, the spacious one, two, three and four bedroom apartments and penthouses feature floor-to-ceiling windows, bespoke kitchens, contemporary wood flooring and a terrace, balcony or winter garden. With 24-hour concierge service, underground car parking and a host of fantastic amenities and leisure activities on your doorstep, Paddington Gardens is the perfect place to call home in London.

fig 1.



fig 1.

PADDINGTON GARDENS

Comprising four striking tower buildings, Paddington Gardens is centred around a beautifully landscaped garden.



1

WATERSIDE LIVING

LOCATION

This contemporary canalside development in the heart of London Paddington is at the centre of everything that Central London has to offer

2

ZONE ONE PERFECTION

CONNECTIONS

Within just a five minute walk of London Paddington station – home to National Rail, Crossrail, the London Underground and the Heathrow Express - residents could not be better connected

3

LEARNING CURVE

EDUCATION

London is regarded as a centre of excellence for education, with a wealth of highly rated primary and secondary schools, plus many of the best Universities in the world

4

SOPHISTICATED DESIGN

THE BUILDING

Paddington Gardens is a striking residential development comprising 335 beautifully designed apartments and penthouses

5

ATTENTION TO DETAIL

SPECIFICATION

Demonstrating exceptional attention to detail, the apartments have been specified to the highest standards for contemporary living

6

GET IN TOUCH

CONTACT

All sales enquiries are being managed by prime real estate agents JLL and Savills





1

WATERSIDE LIVING

LOCATION

PADDINGTON GARDENS



(ESCAPE IN) LONDON'S MOST EXCITING NEW DISTRICT

Located along the tranquil waterways of the Grand Union Canal and adjacent to Paddington station, Paddington Waterside is one of London's most exciting new districts.

Steeped in history, the area is now characterised by outstanding modern office and apartment buildings designed by British star architects and is alive with a range of restaurants, food stands, bars and leisure facilities.

Living next to the canal is perfect for those who enjoy running, cycling and paddle boarding, and for the more adventurous, there is also SUP yoga and zorbing as well as outdoor movie screenings, live music performances and the annual dragon boat festival.

fig1.

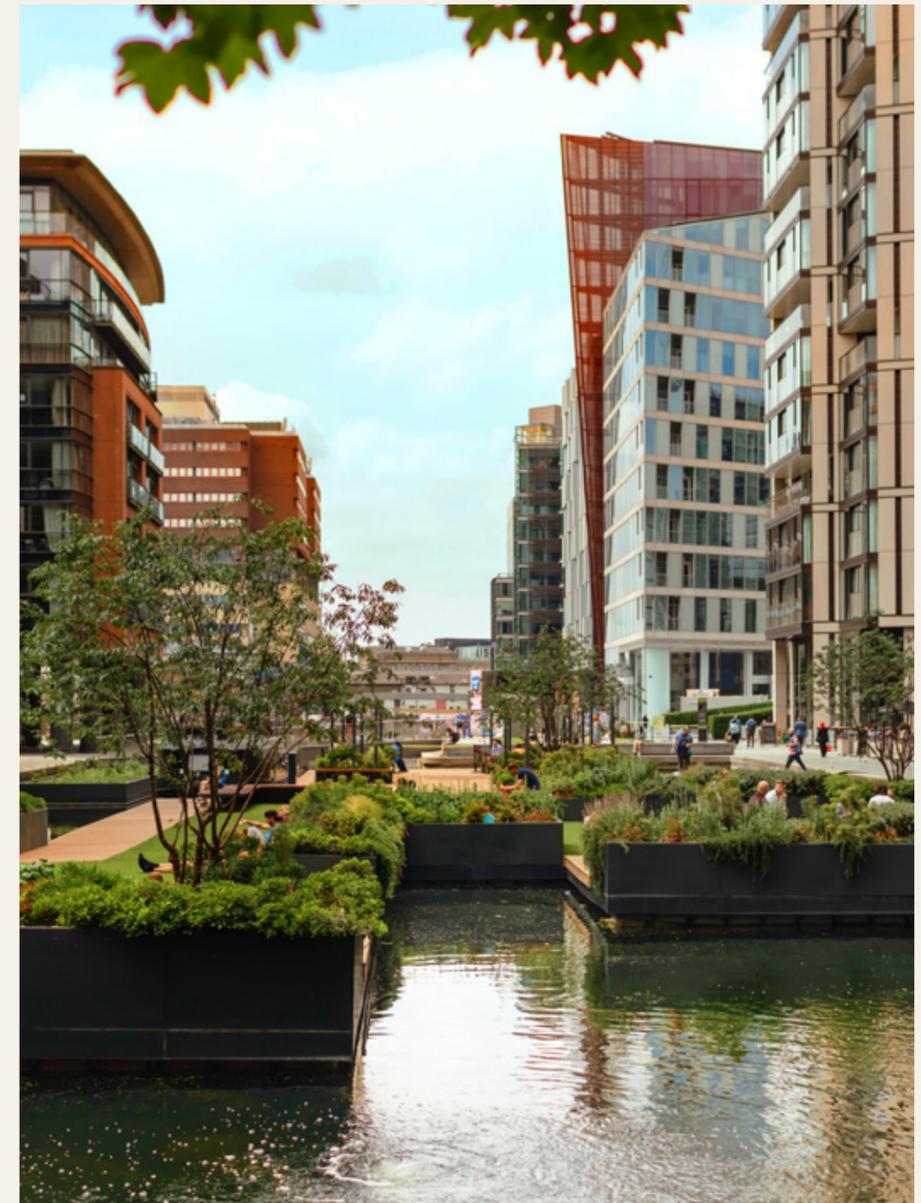


fig1.

GRAND UNION CANAL

The enchanting world of Grand Union Canal and the many highlights of waterside living are just moments from your door.

fig 1 & 2.

SPOILT FOR CHOICE

The canalside is alive with an excellent range of restaurants, bars and cafés with some created from converted barge boats that reside at the waters edge.



fig 1.

fig 3.

PADDINGTON CENTRAL

Just a short walk from Paddington Gardens, Paddington Central is a beautifully designed canalside campus, comprising offices, restaurants, a hotel, gym and a range of leisure and lifestyle amenities.



fig 3.

fig 4.

GOBOAT

GoBoat is a fun, self-drive boating experience where you can be captain for a day. With so much to see along the Canal, it's the perfect choice for an afternoon of exploring.



fig 2.

fig 4.



fig 1.



fig 1.

A DIVERS DREAM

Bondi Green and Daisy-May Green are two of the vibrant and popular restaurants from The Daisy Green Collection. Located just minutes from Paddington Gardens, they are a celebration of art, design and delicious food and drinks.

fig 2.

DAIRY DELIGHTS

Housed within a 96ft vessel, The Cheese Barge is a floating cheese restaurant moored at Paddington's Regents Canal. Only the third restaurant of its kind, the menu comprises a range of British dishes using small producer cheese.

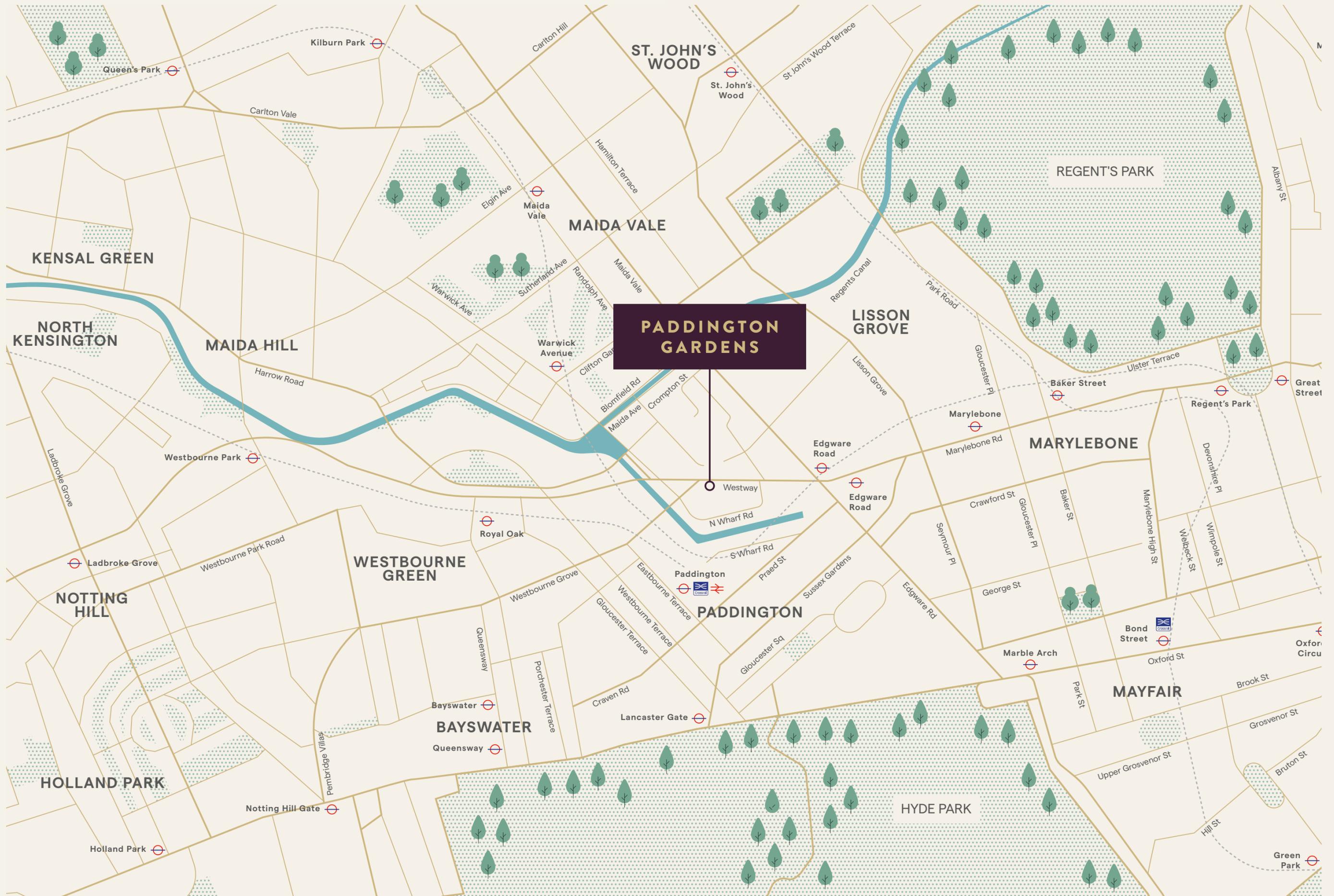


fig 2.



ZONE ONE PERFECTION

- | | | | | | |
|--|---|---|--|--|---|
| <p>1. 1 mins walk</p> | <p>2. 1 mins walk</p> | <p>3. 2 mins walk</p> | <p>7. 6 mins walk</p> | <p>8. 6 mins walk</p> | <p>9. 6 mins walk</p> |
| <p>HEIST BANK
Specialist craft beer pub with 48-hour fermented sourdough pizzas in an industrial chic venue.</p> | <p>VIRGIU ACTIVE
Fitted with everything you need for a great workout, including swimming pool, cycle studio and spa.</p> | <p>GOBOAT
Enjoy a unique adventure charting through the London canals with your very own crew.</p> | <p>T4
Tea for You blends the finest Taiwanese recipes with quality flavours that focus on health and happiness.</p> | <p>THE UNION
By the canal at Sheldon Square, The Union is perfect for everything from a quick coffee, lunchtime snack or after work drinks.</p> | <p>NUFFIELD HEALTH GYM
A versatile space for all fitness levels, recently upgraded with state-of-the-art Technogym equipment.</p> |
| <p>4. 1 mins walk</p> | <p>5. 5 mins walk</p> | <p>6. 5 mins walk</p> | <p>10. 7 mins walk</p> | <p>11. 7 mins walk</p> | <p>12. 9 mins walk</p> |
| <p>M&S SIMPLY FOOD
Offering a handy range of high-quality food, including ready meals, fresh produce and staple groceries, plus wine, beer and flowers.</p> | <p>SUP YOGA
Taught by experienced instructors, SUP Yoga is a great way to improve wellbeing, flexibility and stability on the water.</p> | <p>FLOATING POCKET
A striking green public space of 730sq m afloat on the Grand Union Canal, surrounded by food and drink pop-ups.</p> | <p>PONCHO 8
Wholesome and healthy Mexican cuisine that's perfect for on-the-go.</p> | <p>FRONTLINE
A quality restaurant with a seasonal, modern European offering with a British emphasis.</p> | <p>THE MONKEY PUZZLE
Described as "a rare gem", this traditional English pub offers some of the best food and drink found in central London.</p> |



NEIGHBOURING HOODS

With fashionable Notting Hill to the west, picturesque Maida Vale to the north and chic Marylebone to the east, Paddington Gardens is at the heart of London living.

fig 1.



fig 1.

NOTTING HILL

Notting Hill is a vibrant, trendy area, with casual cafés high-end restaurants, upscale boutiques and the annual Notting Hill Carnival, whose parades and calypso music reflect the area's Caribbean roots.

 29 mins walk

fig 2.



fig 2.

MAIDA VALE

Affluent Maida Vale is a residential neighbourhood with tree-lined footpaths, elegant Victorian houses and stylish cafés boutiques and restaurants.

 22 mins walk

fig 3.



fig 3.

MARYLEBONE

Marylebone is a chic residential area with an abundance of village charm. Centred around the fashionable Marylebone High Street, highlights of the area also include Madame Tussauds waxwork museum and the beautiful Wallace Collection.

 27 mins walk



fig 2.



fig 1.



fig 3.

fig 4.



fig 1 & 2.

HIGH STREET APPEAL

Marylebone High Street is one of the most acclaimed shopping and dining destinations in London. The boutique retailers, artisan cafés and much-loved pubs and restaurants are just 30 minutes' walk from Paddington Gardens.

fig 3.

GOLD STANDARD

Whether you are looking for a fun venue for brunch with friends, or an intimate dinner with a loved one, Notting Hill has lots of venues to choose from. Pictured here, Gold is a popular restaurant and late night bar in the heart of Portobello Road. Inspired by the area's diverse cultures and artistic eclecticism, the menu at Gold is focussed on generous, seasonal dishes served to share.

fig 4.

VILLAGE CHARM

Just 15 minutes walk from Paddington Gardens is the quaint and convenient Clifton Road. Home to independent cafés florists, gift shops and food stores, it's the perfect place to spend a sunny afternoon.



ROYAL PARKS & COLOURFUL MARKETS

Paddington Gardens is within walking distance of three Royal Parks – Hyde Park, Kensington Gardens and Regents Park. The neighbourhood also features Norfolk Square Gardens and Talbot Square Gardens that are ideal picnic spots, or you can catch a riverboat along the Regent's Canal to colourful Camden Town, or take a short trip on the Underground to vibrant Portabello Market.

fig 1.

PADDINGTON GREEN

Paddington Green is an attractive green space that lies behind Paddington Gardens, on the opposite side of the Westway. Steeped in history, it contains a white marble statue of Sarah Siddens; one of the greatest dramatic actors of the 18th century.



fig 1.

fig 2.



fig 2.

REGENT'S PARK

Regent's Park is a haven for nature and wellbeing. At just over 20 minutes' walk away, it combines large open spaces, tree-lined pathways, formal gardens and a rowing lake, with a number of children's playgrounds, an Open Air Theatre and central London's largest outdoor sports area.



fig 2.



fig 1.

LOCATION

fig 1 & 2.

PORTOBELLO MARKET

Open Monday – Saturday, the iconic Portobello Street Market is full of energy and English character. Selling everything from antiques, clothing and household goods, to fresh bread, cheese and seafood, the streets are buzzing with activity and something exciting to find.

fig 3.

CAMDEN MARKET

Open every day, Camden Market is one of the most colourful and culturally rich destinations in London, with over 1,000 unique shops, stores, bars and cafés. Located alongside Regents Canal, less than 30 minutes on the Underground, you will discover something new every time you visit.



fig 3.

2

ZONE ONE PERFECTION

CONNECTIONS





3

LEARNING CURVE

EDUCATION

LEARNING CURVE

London excels in learning and research, with one of the largest concentrations of universities and higher education institutions in the world, and more institutions ranked in the world's top 100 universities, than any other city worldwide.

Paddington Gardens is also on the doorstep of a number of popular primary, secondary and international schools – as well as London's top vocational further education college, the City of Westminster College.

fig 1.



fig 1.

ROYAL ACADEMY OF ARTS

Located just 20 minutes from Paddington Gardens, the Royal Academy of Arts is a place where art is made, exhibited and debated.



LOCAL EDUCATION

Ideal for young families, a number of local nurseries, primary and secondary schools are within a short distance from Paddington Gardens.



NURSERIES & PRIMARY SCHOOLS

ABERCORN SCHOOL (2 1/2 - 13 YEARS)

INDEPENDENT SCHOOL

11 mins walk

GREAT BEGINNINGS MONTESSORI NURSERY SCHOOL (2 - 6 YEARS)

OFSTED GOOD

11 mins walk

LITTLE ELVES MONTESSORI NURSERY SCHOOL

14 mins walk

WETHERBY PREP SCHOOL (2 1/2 - 8 YEARS)

OFSTED GOOD

16 mins walk

BRYANSTON NURSERY

12 mins via bus

ST MARY'S BRYANSTON SQUARE CofE SCHOOL

OFSTED GOOD

14 mins walk

ST VINCENT'S CATHOLIC PRIMARY SCHOOL

OFSTED OUTSTANDING

16 mins via tube



SECONDARY SCHOOLS & COLLEGES

CITY OF WESTMINSTER COLLEGE

INDEPENDENT SCHOOL

5 mins walk

ABINGDON HOUSE SCHOOL

INDEPENDENT SCHOOL

13 mins walk

INTERNATIONAL COMMUNITY SCHOOL (ICS)

INDEPENDENT SCHOOL

7 mins walk

SYLVIA YOUNG THEATRE SCHOOL

INDEPENDENT SCHOOL

14 mins walk

THE ST MARYLEBONE SCHOOL

OFSTED OUTSTANDING

12 mins via tube

PORTLAND PLACE SCHOOL

INDEPENDENT SCHOOL

17 mins via tube

FRANCIS HOLLAND SCHOOL

INDEPENDENT SCHOOL

16 mins walk

QUEEN'S COLLEGE LONDON

INDEPENDENT SCHOOL

21 mins via tube

WETHERBY SENIOR SCHOOL

OFSTED GOOD

18 mins via train

Travel times taken from Google maps from Paddington Gardens. Travel times on public transport may vary depending on time of travel.

WORLD-CLASS UNIVERSITIES

London is famed for its universities, many of which can be reached within 30 minutes from Paddington Gardens when travelling on the Underground.



LONDON BUSINESS SCHOOL (REGENT'S PARK)

Has two premises overlooking Regent's Park and Old Marylebone Town Hall. Ranked as one of the top two European Business schools by the Financial Times in both 2019 and 2020.

🕒 16 mins via tube

ROYAL COLLEGE OF GENERAL PRACTITIONERS (LONDON CAMPUSES)

A professional body that represents and supports GPs on key issues in the field of practice, including their development through flexible learning.

🕒 14 mins via tube

ROYAL ACADEMY OF ARTS

Based in Piccadilly, this institution has a uniquely placed position with its independent and privately funded history led by eminent artists and architects.

🕒 21 mins via tube

SOAS UNIVERSITY OF LONDON

A world leading institution for the study of Asia, Africa and the Middle East based in the heart of Bloomsbury, central London.

🕒 20 mins via tube

KING'S COLLEGE LONDON (THE STRAND)

Ranked in the top 10 UK universities in the world (QS World Rankings 2020), King's College is a public research university and member institution of the federal University of London.

🕒 26 mins via tube

LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE

This world-renowned university has become a global hub for social sciences and has produced 35 world leaders and heads of state.

🕒 28 mins via tube

LONDON SOUTHBANK UNIVERSITY

Nationally ranked as a Top 100 university by both the Guardian and Sunday Times. Awarded a Silver in the Teaching Excellence Framework by the British Government assessment.

🕒 29 Mins via tube

CITY, UNIVERSITY OF LONDON (NORTHAMPTON SQUARE)

A founding member of the WC2 University Network, a collaboration between leading universities at the heart of major world cities to address cultural, environmental and political issues.

🕒 26 mins via tube

HULT INTERNATIONAL BUSINESS SCHOOL

A private business school with campuses in Cambridge, London, San Francisco, Dubai, New York City, and Shanghai.

🕒 25 mins via tube

UNIVERSITIES

UNIVERSITY OF WESTMINSTER

Originally founded in 1838, the University of Westminster is a public research university whose past alumni include heads of state, Olympians, a Nobel laureate in Medicine, Oscar winning filmmakers and Grammy Award winning musicians.

🕒 16 mins via tube

ROYAL ACADEMY OF MUSIC

Established nearly 200 years ago, this prestigious institution was originally granted a Royal Charter by King George IV in 1830. Its alumni include Elton John and Katherine Jenkins.

🕒 12 mins via tube

ROYAL COLLEGE OF NURSING

A membership organisation with over 432,000 members, the majority of whom are registered nurses, offers educational courses for nurses. Her Majesty Queen Elizabeth II is also its patron.

🕒 19 mins via tube

REGENT'S UNIVERSITY LONDON

One of only five private universities in the UK, Regent's University received taught degree awarding powers back in 2012 which have been continually renewed since.

🕒 13 mins via tube

UNIVERSITY COLLEGE LONDON (UCL)

UCL was ranked eighth in the 2020 QS World University Rankings, making it the top ranked institution in London and fourth in Europe. 29 current and former students and academics have won Nobel Prizes.

🕒 13 mins via tube

ROYAL COLLEGE OF PHYSICIANS (LONDON CAMPUSES)

Established over 500 years ago, the RCP is a British professional body that hosts four core training faculties; relating to forensic and legal medicine, pharmaceutical, occupational medicine and physician associates.

🕒 16 mins via tube



Travel times taken from Google Maps from Paddington Station. Travel times on public transport may vary depending on time of travel.

4

SOPHISTICATED DESIGN

THE COLLECTION AT
PADDINGTON GARDENS

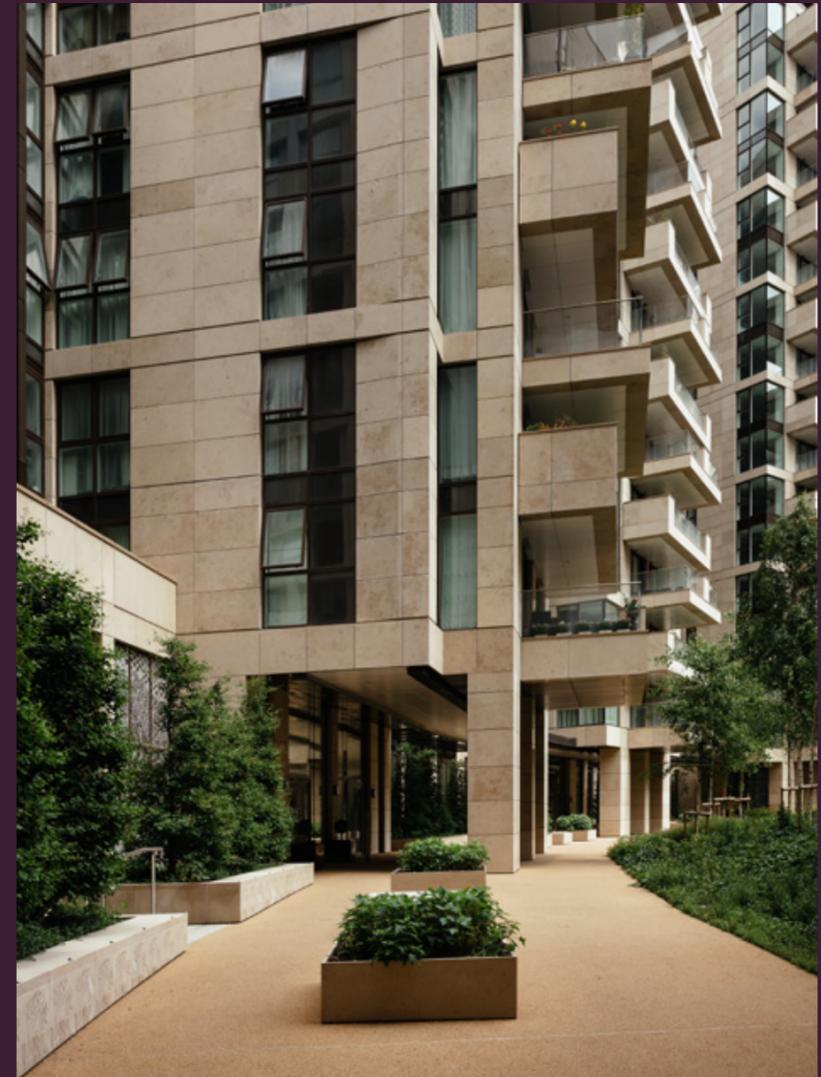




fig 1.



fig 2.



fig 1. & 2.

OUTSIDE LIVING

All apartments at Paddington Gardens enjoy a spacious balcony, terrace or winter garden.

fig1.

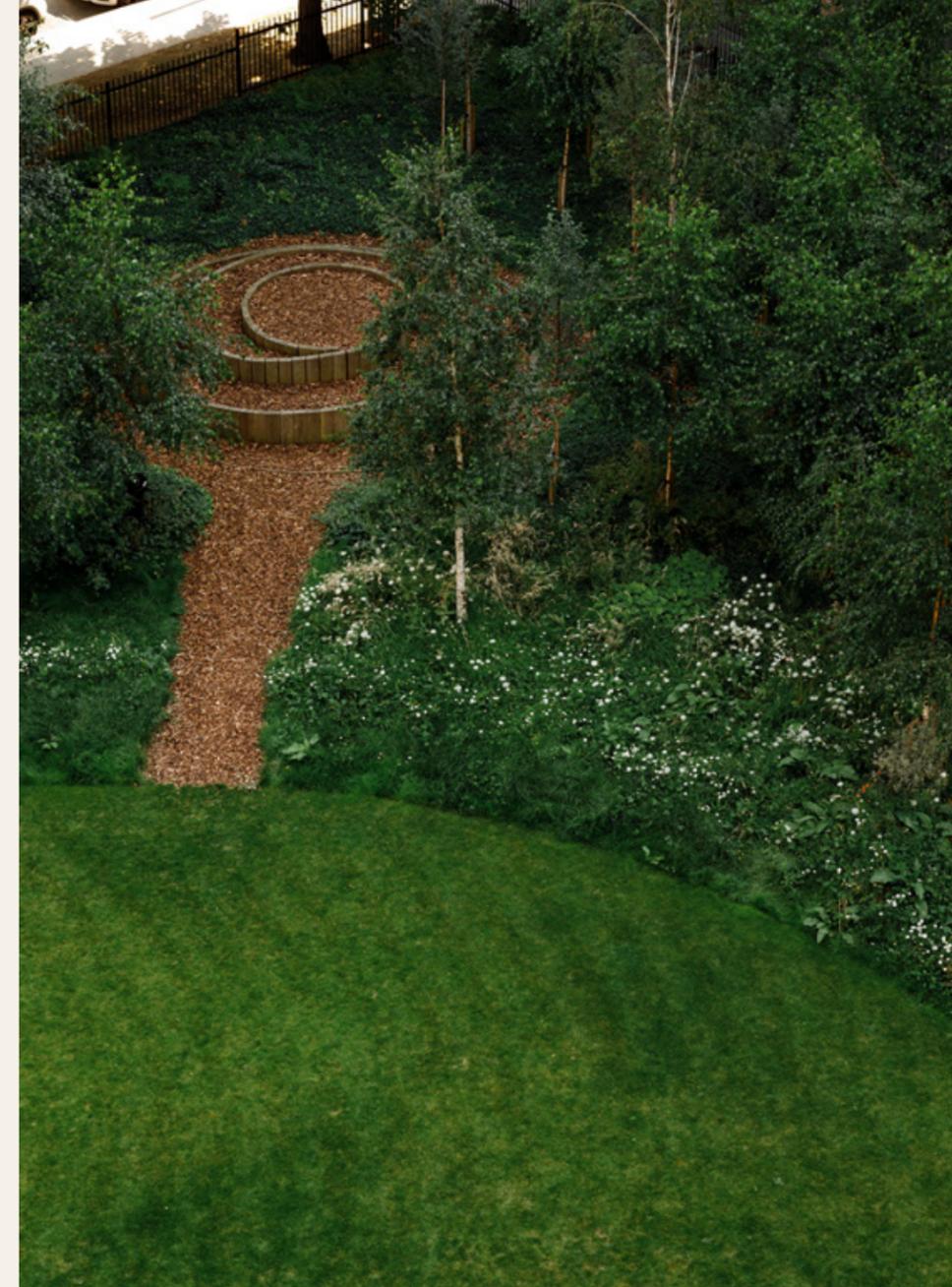


fig2.

fig1. & 2.

A GREEN OASIS

The design of Paddington Gardens is centred around a beautifully landscaped garden, which includes topiary shrubs, native wild flowers, water fountains and integrated seating.

Just over an acre in size, it is the largest area of accessible green space in Paddington Basin, and a haven for wildlife, children's play and relaxation.





fig1.



fig2.

fig1. & 2.

INSTANTLY FEEL AT HOME

The principal lobby in Dahlia House is home to a member of the concierge team and includes two beautifully designed resident lounge areas.





fig 1. & 2.

A WARM WELCOME

A member of the concierge team is also located in the lobby of Betula House, where two elegant and comfortable seating areas have been designed for residents to relax or meet friends.



fig 1.

UNDENIABLE ELEGANCE

Perfectly engineered timber flooring offers a beautiful contrast to the fresh white finish of the walls and ceiling, giving a light and airy feel throughout the apartment.

fig 1.





fig1.

A TOUCH OF CLASS

The bespoke, raised island bars are fitted with ambient lighting for a perfect homely atmosphere.

fig1.













- Available apartments at Paddington Gardens
- Hotel due to open in Sept 2021
- Private Garden
- Pedestrian Boulevard



S

ATTENTION TO DETAIL

SPECIFICATION

KITCHEN

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

APPLIANCES

- Miele induction hob
- Miele oven
- Miele microwave
- Miele downdraft extractor fan
- Integrated fridge freezer
- Integrated dishwasher
- Washing machine (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
- Bespoke wall-mounted mirrored cabinet with integrated lighting and shaver socket
- Under sink storage
- Polished chrome bathroom accessories
- Heated 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
- Natural wood 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 (to main rooms)
- 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

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

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)





fig 1.



fig 2.



fig 3.

ENHANCING BUILT COMMUNITIES GLOBALLY

Meritas Real Estate is part of Meritas Holdings, headquartered in the Amwaj Islands, Bahrain. Their vision is to develop projects which aim at area regeneration through community sympathetic and environmentally friendly developments.

The projects remain faithful to the Meritas Holdings objectives and mission to ensure that projects are financially sound investments while they address the needs and requirements of both the end-user and community.

www.meritasholding.com

fig 1.

AMWAJ ISLANDS

This three square kilometre waterside development in the kingdom of Bahrain has become a milestone for luxurious living; a group of man-made islands against a backdrop of crystal clear blue waters in the north of Bahrain in the Arabian Gulf. Amwaj Islands boasts what every community needs and more in today's standards of modern life, a waterside development where almost all residents can enjoy the beachfront from their own backyard.

The six man-made islands combine approximately 1,000 villas and 70 residential apartment buildings within residential neighbourhoods and commercial districts in a smart city environment and high-tech lifestyle including hotels, hospitals, schools, residential and commercial areas.

fig 2.

ART HOTEL

This beachfront hotel in Amwaj Islands in Bahrain has 323 sea-facing rooms over 14 floors, five restaurants and lounges and a conference centre for business needs. This luxurious 5-star hotel has its own private islands, alcove and is located next to the Amwaj Marina. The hotel has 28 suites of various sizes, all with private outdoor and indoor jacuzzies.

fig 3.

MERITAS COURT

Meritas Court is an 20,000sqft high quality complex located in Salem Road, off Queensway in West London. The property comprises of 15 apartments constructed over ground to 3rd floor, serviced by a passenger lift and 19 car park spaces at lower ground accessed via vehicle lift. The property is secured by access controlled gates off of Salem to the front and Moscow Place to the rear.

fig 4.

GROVE RESORT HOTEL

This sea front resort in Amwaj Islands comprises 11 sea-front villas, 26 second row villas and 36 double attached villas. The resort has eight apartments with 97 units surrounding the villas giving the resort complete privacy towards the sea. All villas have private swimming pools and the resort has standard amenities such as two swimming pools plus water, wet and dry children games areas, cafés restaurants, gyms and SPA.



fig 4.



6

GET IN TOUCH

CONTACT

CONTACT US

Paddington Gardens is a completed development, with a range of show apartments available for viewing.

To discuss your requirements and arrange a viewing, please contact a member of our dedicated team.



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Important Note:

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements in the particulars as being factually accurate about the property, its condition or its value. Neither JLL nor Savills has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents or sellers.
2. Images photographs and other information: Any images, drawings, accommodation schedules, specification details or other information provided about the property or location ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property or location.
3. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

All details correct at time of printing. V1 19.08.21

Designed by Surgery & Redcow

