Praed Street W2

£1,050,000 Freehold

CLUTTONS



Praed Street

An opportunity to acquire a mixed-use Freehold building on one of Paddington's most prominent thoroughfares, combining commercial income with attractive residential accommodation.

The property comprises a ground and basement commercial unit, let to Shahrazad Services Ltd on a 15-year lease expiring June 2034 at £23,000 per annum, rent review June 2029, providing a strong and reliable income stream.

The upper floors, offered to the market with vacant possession, consists of a well-presented two-bedroom, two-bathroom apartment, arranged over three floors with its own street entrance. The property offers a bright and versatile living accommodation with excellent rental or owner-occupier appeal.

Having remained in the same family ownership for many years, this is a genuinely rare opportunity to acquire an enduring investment asset in a highly sought-after Central London location.





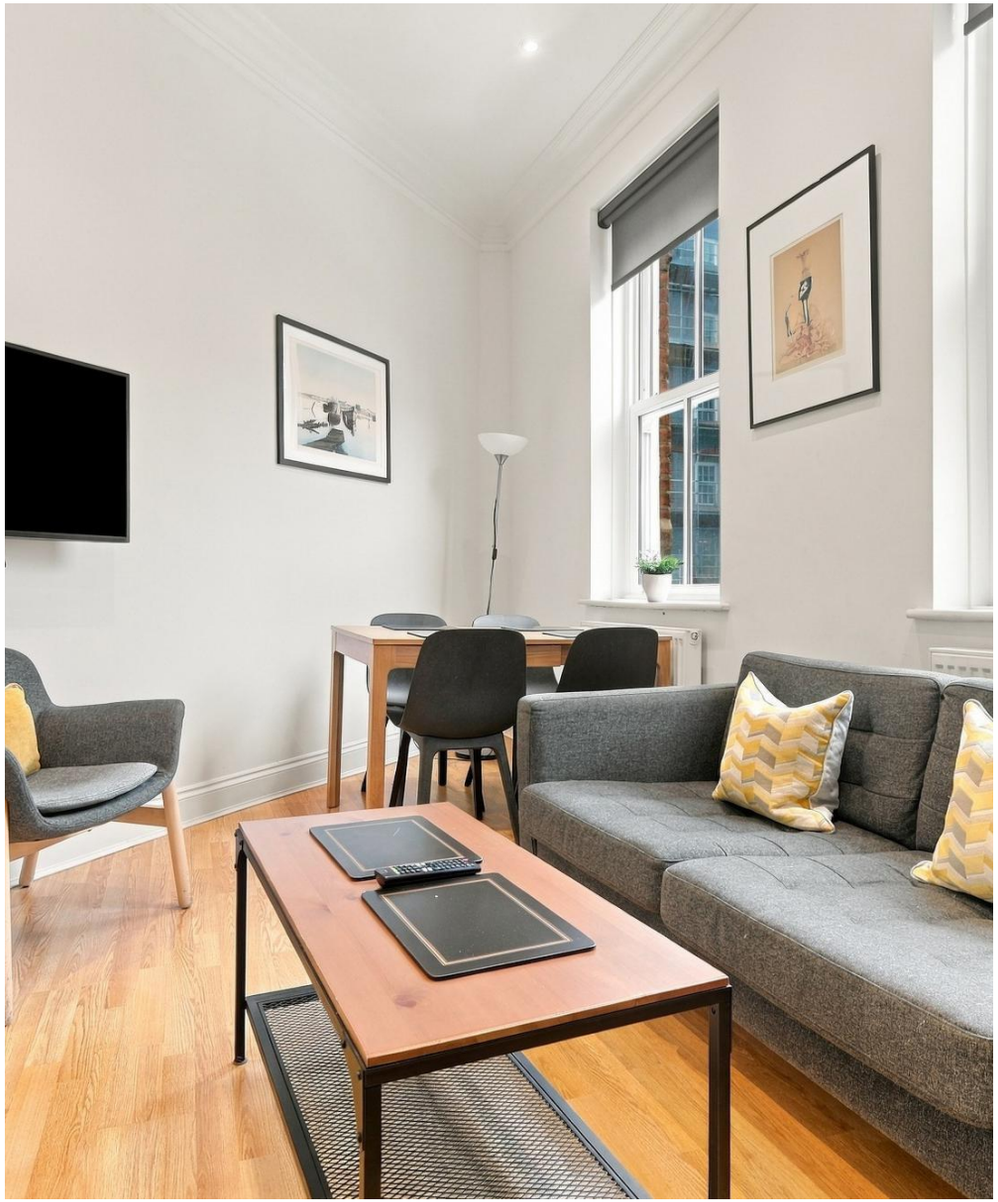
Location

Praed Street is at the heart of Paddington's continued transformation, benefitting from outstanding transport links and significant local investment.

The property is situated just moments from Paddington Station, providing access to the Elizabeth Line, Heathrow Express, National Rail services and multiple Underground lines. The vibrant waterside district of Paddington Basin is a stone's throw away, offering an excellent selection of restaurants, cafés, bars and leisure amenities, alongside a growing business community.

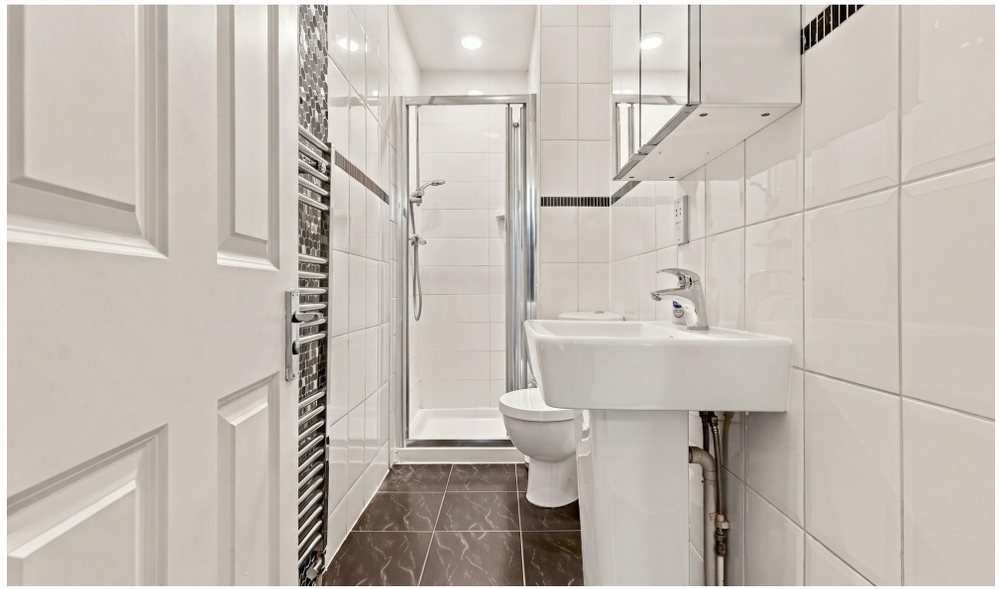
Hyde Park, Connaught Village and Marylebone are all within easy reach, making the area exceptionally attractive to both commercial occupiers and residential tenants, supporting strong long-term investment prospects and future capital growth potential.

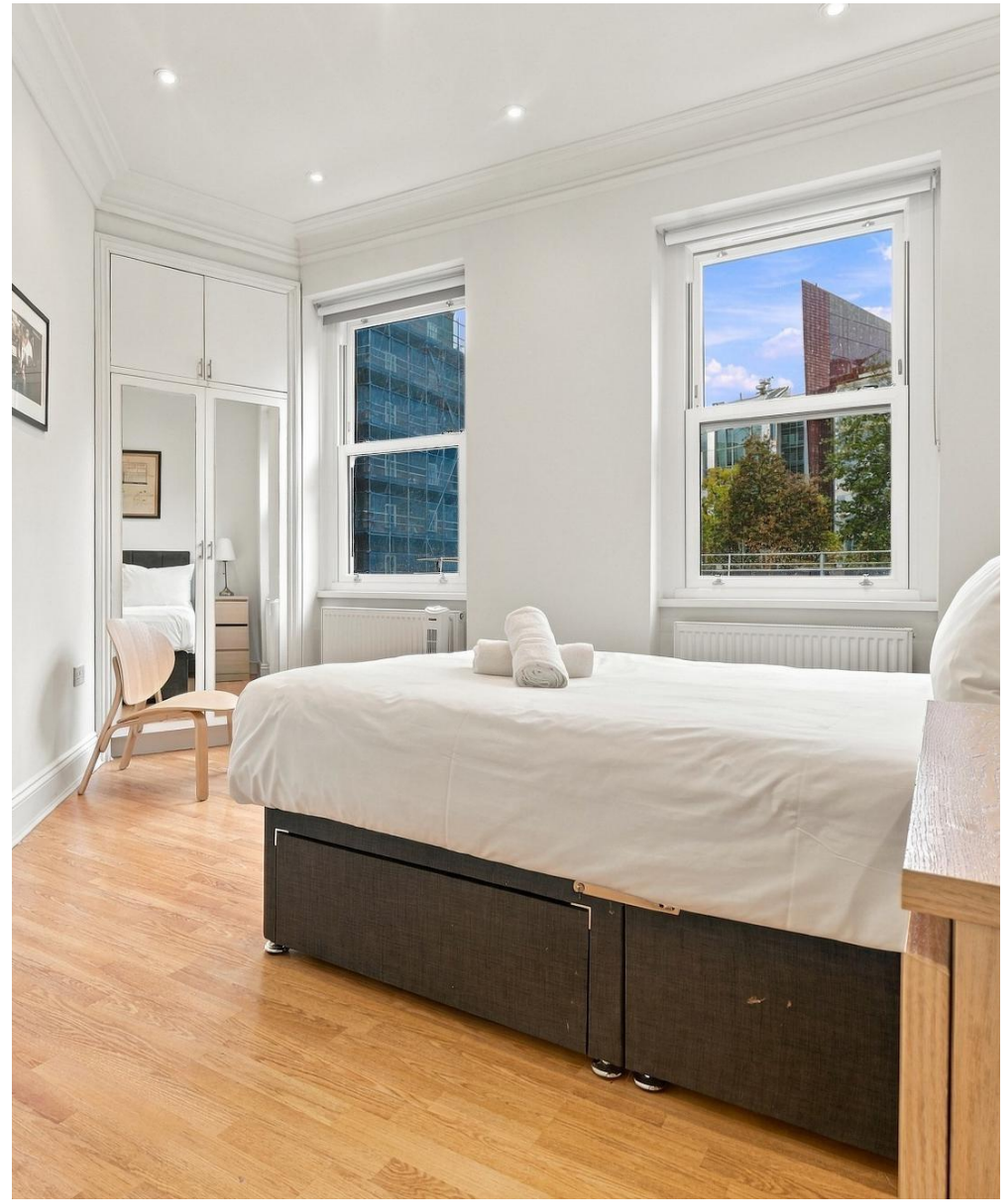
Freehold
Council Tax - Residential unit - D
EPC - to be confirmed

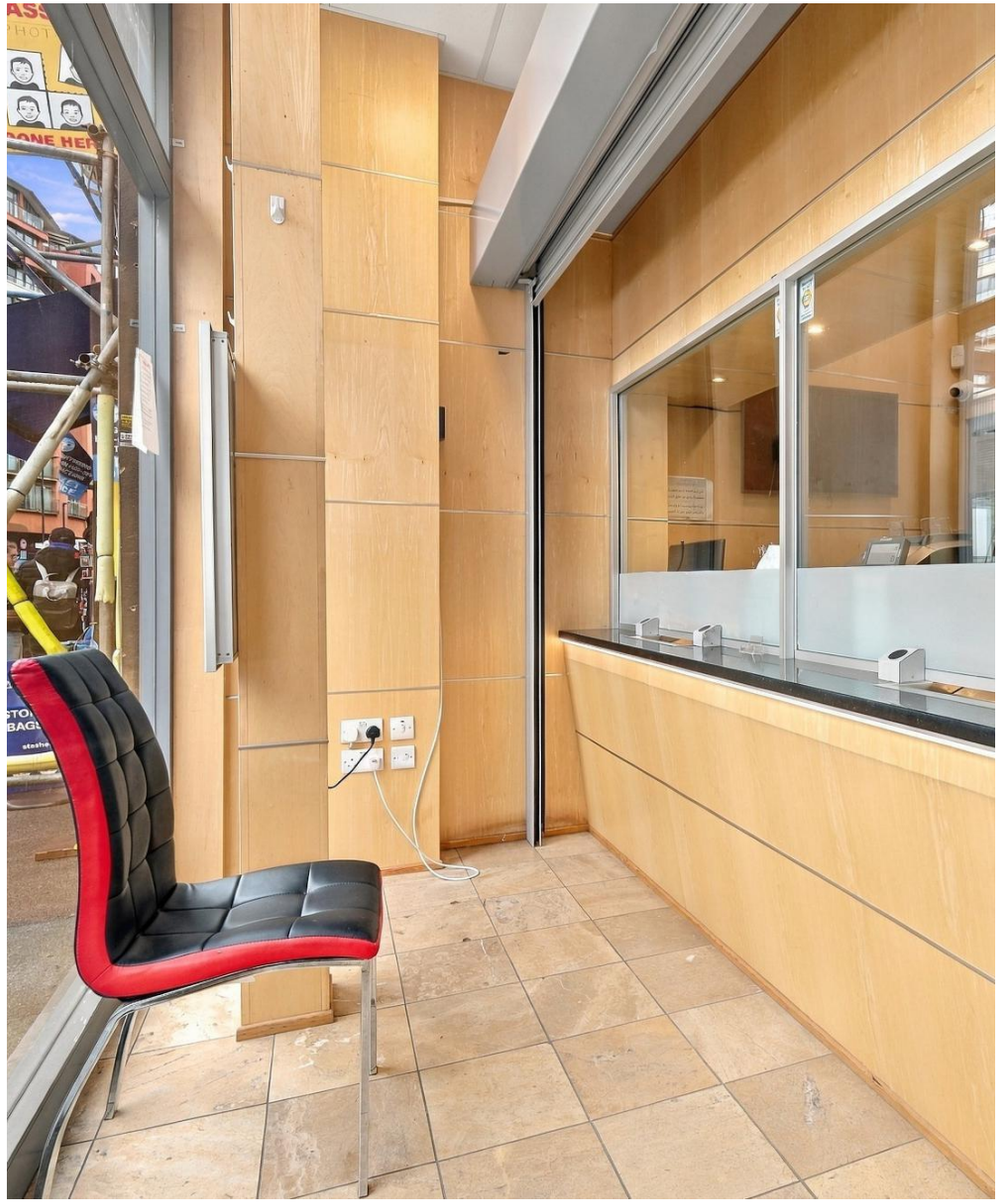












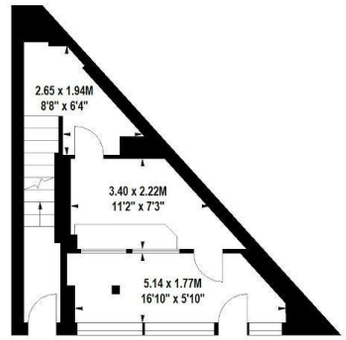




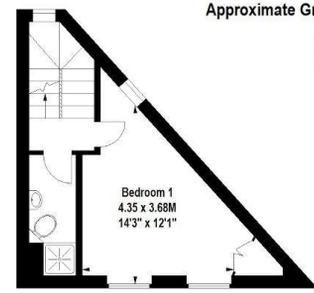
Praed Street, W2

Approximate Gross Internal Area 133.03 sq m (1432 sq ft)

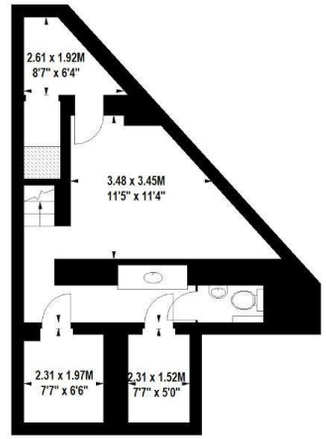
Under 1.5m head height



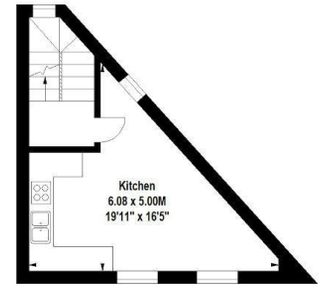
Ground Floor



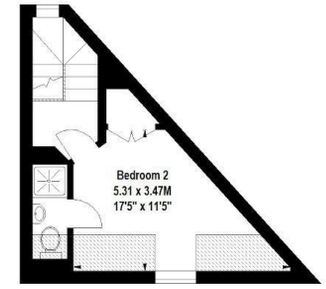
Second Floor



Lower Ground Floor



First Floor



Third Floor

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Floor Plan produced for Cluttons by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

Approximate gross internal area:
1432 sq ft (133.03 sq m)
EPC - TBC | Ref: ALB260153

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