



RCastle

CASH BUYERS ONLY - A substantial and well-proportioned two-bedroom split-level apartment offering an impressive 814 sq ft of living space within the popular Paddington Court development, perfectly positioned for excellent transport links and everyday amenities.

Arranged over the second and third floors, this property provides the scale and layout more akin to a house, with generous room sizes, large windows and a bright, airy feel throughout. The accommodation includes a spacious 14ft reception room, ideal for family living, and a notably large 17ft kitchen/diner that comfortably accommodates a dining table, making it a fantastic everyday social space.

All three bedrooms are well sized, with the layout providing privacy between floors. A family bathroom, additional WC and multiple storage cupboards complete the internal layout. Paddington Court sits moments from Greenford Avenue, giving residents easy access to a wide selection of local shops, cafés, supermarkets and bus connections.

Nature lovers will appreciate the proximity to Brent Lodge Park, the Bunny Park, and the beautiful open spaces of Elthorne Waterside and the canal network – ideal for weekend walks and family outings. The area is also well served by reputable schools, including Brentside Primary & High School, Elthorne Park High School, and several nearby nurseries.

Commuters benefit from excellent transport links: Hanwell Station (Elizabeth Line) is within easy reach, providing swift, direct services to Paddington, Bond Street, Tottenham Court Road, Liverpool Street, Canary Wharf, and Heathrow Airport, making this a highly convenient location. Offered exclusively to cash buyers, this spacious flat presents superb potential for personalisation or as a strong rental investment in an increasingly popular pocket of W7.

Bedroom

4.24m × 2.74m (13'11" × 9'0")

Reception

4.34m × 3.36m (14'3" × 11'0")

Kitchen

5.46m × 2.29m (17'11" × 7'6")

Bedroom

3.93m × 2.72m (12'11" × 8'11")

Bathroom

1.89m × 1.64m (6'2" × 5'5")

