



THE PADDINGTON  
COLLECTION

PHASE 2

A stunning collection of one, two and three bedroom apartments for shared ownership and intermediate market rent, in a fantastic central London location



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COLLECTION



OCTAVIA  
LIVING

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## TWO OUTSTANDING ROUTES TO LIVING IN ZONE 1, W2

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The Paddington Collection offers two exciting, affordable ways of living in the flourishing Paddington Basin district.

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Octavia Living is offering 27 one, two and three bedroom apartments for shared ownership or intermediate market rent within the prestigious Paddington Gardens development, placing a brand new, high-spec home in prime, Zone 1 Paddington within financial reach.

The apartments are part of a landmark new 3.8-acre development arranged around extensive, landscaped gardens. All of the apartments have a winter garden or a balcony or terrace, and many of the apartments benefit from views across the gardens towards the basin or east and northwards across Paddington Green and St John's Wood.

The Paddington Collection is on North Wharf Road, close to Paddington Basin, the terminus of the Paddington Arm of the Grand Union Canal. The area has seen significant regeneration during the past decade and is now home to a mix of smart new apartment and office buildings.

## LONDON'S MOST CENTRAL CANAL-SIDE REGENERATION

The Paddington Basin has also become something of a go-to destination, with lots of waterside restaurants, bars, pop-up food fairs and events on offer.

During the summer the Basin's floating pocket park is often the venue for food and craft fairs, whilst the green next to Marks & Spencer's headquarters becomes a viewing area with deckchairs and a large screen showing a range of sporting events.

Everyday shopping for food is easy: the area boasts a Sainsbury's Local, Co-op store and a large Marks & Spencer Simply Food store, the latter being less than 100 metres from the development. The area is noted for its colourful moored narrowboats, and its water-based activities which range from hiring a day boat to canoeing and paddleboarding. More vigorous physical activities and classes are available at the Virgin Active gym, less than 100 metres from the Paddington Collection.

Further back along the canal is Paddington Central and its centre, Sheldon Square, a stepped, amphitheatre-style square surrounded by bars and restaurants and a Nuffield gym. This area also hosts various pop-up events and is the focus for the annual narrowboat festival, the Canal Cavalcade.



Just a short walk further on, and less than 10 minutes' from the apartments, is the Maida Basin and Little Venice. One of London's prettiest areas, the Maida Basin is the junction of the Grand Union and The Regents canals, and during spring, summer and autumn the embarkation point for passenger barge trips to London Zoo and Camden Lock.

Residents with children might be surprised at the number of schools in the area. These include the nearby Ark Paddington Green Primary Academy for pupils aged 3 to 11; the L'Ecole Bilingue Elementary, a well-known English/French bilingual school, again for pupils aged 3 to 11; the Hope Montessori Nursery School for pupils aged three months to 8 years old; and the City of Westminster College, which offers A-level tuition and over 200 courses across a wide range of vocational and academic subjects.



CANARY WHARF

TOWER BRIDGE

PADDINGTON BASIN

PADDINGTON STATION

THE CITY

THE SHARD

LONDON EYE

HOUSES OF PARLIAMENT

BUCKINGHAM PALACE

HYDE PARK

SERPENTINE GALLERY

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## A CENTRAL ADDRESS WITHIN WALKING DISTANCE OF THE WEST END

The Paddington Collection benefits from a prime Zone 1 location at the side of Paddington Basin and Paddington Station, and approximately 10 minutes' walk from Marble Arch and the western end of Oxford Street.

Just to the north is Edgware Road, with its plethora of Middle Eastern restaurants and shops; to the south is Bayswater, with its sweeping streets of white stucco-fronted houses, traditional pubs and garden squares.

Kensington Gardens and Hyde Park are approximately 10 minutes' walk away, ideal for a walk round the Long Water and the Serpentine, or perhaps for hiring a pedal or rowing boat and heading out onto the water. Kensington Gardens is also home to the Serpentine and Serpentine Sackville galleries, which both host a program of free-to-enter exhibitions, while Hyde Park is the venue for a range of open air concerts as well as the annual Winter Wonderland funfair.

# LONDON'S BEST CONNECTED ADDRESS

The Paddington Collection's location next to Paddington Station means a range of transport links are virtually on the doorstep.

Paddington is a stop on four underground lines: the Bakerloo, District, Hammersmith & City and Circle, offering swift and direct access across most of the capital. The Central Line, offering direct access into The City, is accessible less than 15 minutes' walk away at Lancaster Gate.

England as well as the Heathrow Express, which provides frequent services to and from Heathrow airport of just 15 minutes' travelling time. Finally, in Autumn 2019 Paddington will become one of the main stops on the Elizabeth Line, giving fast and direct access from the west across the capital and out to the east.

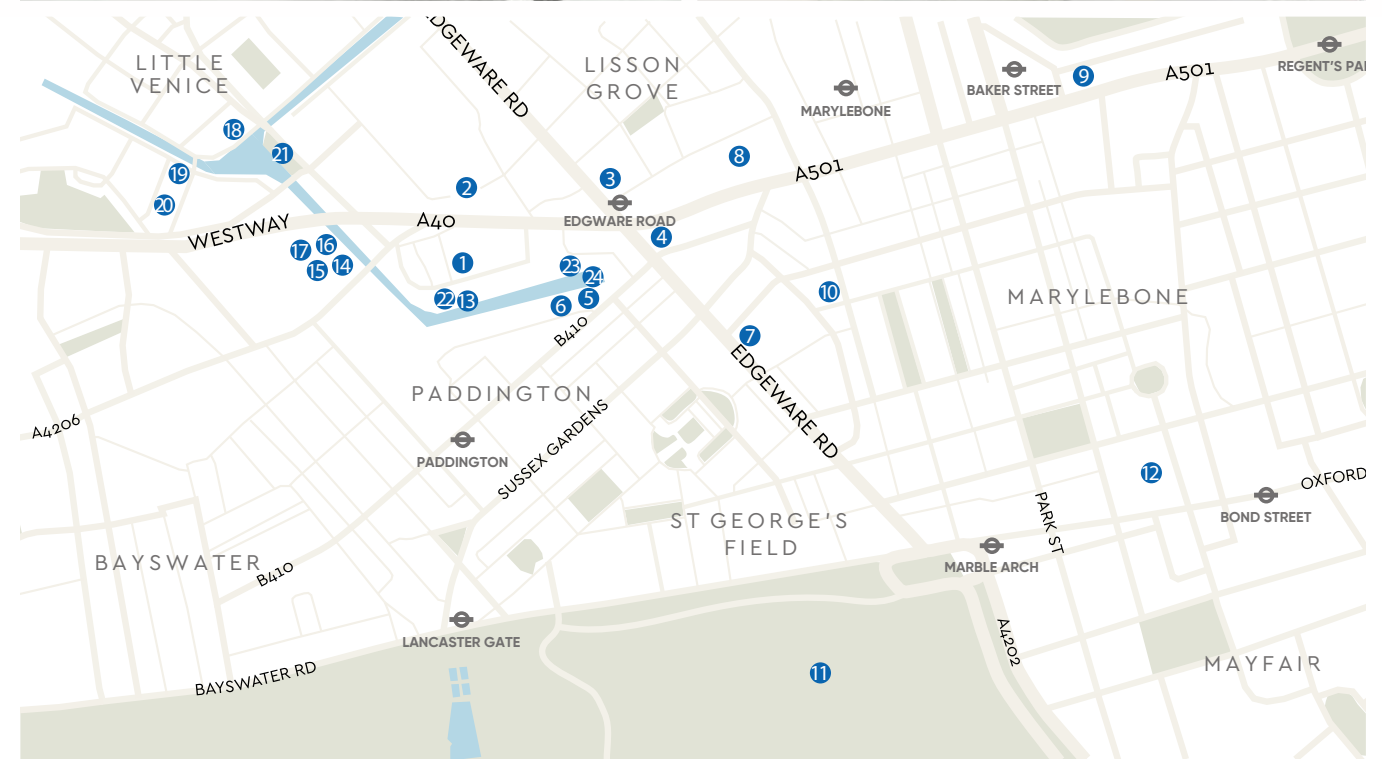
Paddington is the London terminus for rail routes to the west and south west of



Journey times are approximate and by either tube or train. Sources: www Tf.gov.uk, www nationalrail.co.uk



Paddington station in 1885



- |                              |   |                                     |
|------------------------------|---|-------------------------------------|
| 1. The Paddington Collection | 10. Seymour Leisure Centre                  | 17. Smith's Bar & Grill             |
| 2. Virgin Active             | 11. Hyde Park                               | 18. Puppet Theatre Barge            |
| 3. Sainsbury's Local         | 12. Selfridges                              | 19. The Bridge House (pub)          |
| 4. Marks & Spencers          | 13. Rolling Bridge                          | 20. Canal Cafe Theatre              |
| 5. Post Office               | 14. Nuffield Health Fitness & Wellbeing Gym | 21. Rembrandt Gardens Little Venice |
| 6. Tesco Express             | 15. Sheldon Square Amphitheatre             | 22. M&S Simply Food                 |
| 7. Waitrose                  | 16. The Union (bar)                         | 23. Co-op                           |
| 8. Lisson Gallery            |   | 24. Floating Garden                 |

# SPECIFICATION

Each of the apartments in the Paddington Collection offers spacious, bright and airy living spaces. Each comes with a smart, stylish fitted kitchen with built-in appliances and a contemporary style bathroom with brilliant white, sleek sanitary ware. Being part of a high-spec landmark development residents will benefit from lifts to all floors, hotel style lobbies and smart communal corridors.

## KITCHEN

- Custom-designed kitchen with contemporary fitted units finished in matt white
- Brushed chrome door and drawer handles
- Contrasting work surfaces finished in grey
- Integrated appliances by Electrolux:
  - Electric fan oven
  - Induction hob
  - Full height fridge/freezer
  - Washing machine (in separate utility cupboard)
- Falmecc cooker hood
- 1½ bowl stainless steel sink with mixer tap
- High quality vinyl flooring by Karndean

## BATHROOM

- Contemporary style sanitary finished in brilliant white
- Pressed steel non-slip bath
- Close-coupled WC
- Pedestal hand basin
- Chrome mixer sink and bath taps
- Thermostatic over-bath shower
- Glass shower screen
- Ladder-style heated towel rail
- Vanity mirror
- Toilet roll holder
- Ceramic floor and wall tiles
- LED down-lighters

## GENERAL

- High quality vinyl flooring by Karndean to Living/Dining area
- Quality fitted carpets to bedrooms
- Double-glazed floor-to-ceiling windows to Kitchen/Living/Dining area
- Contemporary flush white interior doors
- TV/SKY+/FM/DAB points to living area and bedrooms
- Balcony or Winter Garden to all apartments
- Hotel style communal lobby with lockable post boxes
- High quality decorated communal corridors
- Communal bike store



Images from previous development



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WORTH WHARF  
ROAD W2  
CITY OF WESTMINSTER



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