

**PADDINGTON
GARDENS**

LONDON W2





Meritas is proud to present a selection of 1, 2, 3 and 4 bedroom apartments and penthouses

Introducing Paddington Gardens, an exceptional new residential development in one of central London's prestigious regeneration areas within 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.

Computer generated image. For indicative purposes only.



PADDINGTON GARDENS

LONDON W2

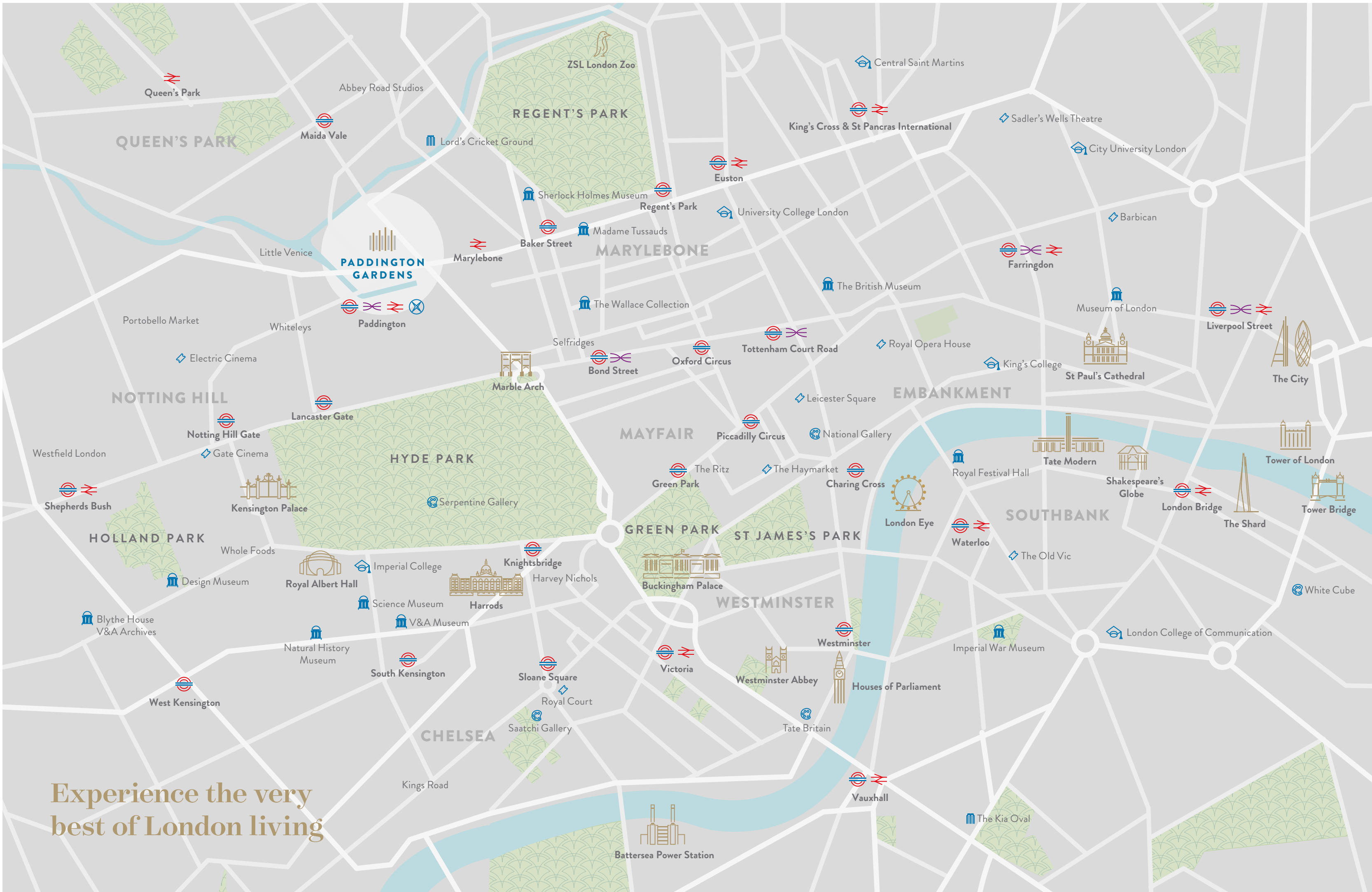
- MARYLEBONE
- THE SHARD
- BOND STREET
- LONDON EYE
- OXFORD STREET
- GREEN PARK
- PARK LANE
- HYDE PARK CORNER
- GRAND UNION CANAL
- KNIGHTSBRIDGE
- HYDE PARK
- THE CITY

EDGWARE ROAD



PADDINGTON

Computer generated image. For indicative purposes only.



Experience the very best of London living



A green oasis in the heart of Paddington

The design of Paddington Gardens has evolved from its garden setting with the architects crafting apartments that are uniquely connected to their environment. Expansive views over the private gardens and integrated planter boxes to every balcony and private roof terrace connect the garden surrounding to each apartment.

Pedestrian only and accessible to residents, the extensive landscape design will include an arc of London Plane trees along a pedestrian walkway 'boulevard', with topiary shrubs and integral seating, linking Paddington Gardens to the adjacent Grand Union Canal and Paddington Basin.

The central park of Paddington Gardens, nearly an acre in size, will be the largest area of accessible green space in Paddington Basin, and a haven for wildlife, children's play and passive recreational use. The central garden will feature more than 200 birch trees, extensive planting of native wild flowers, a miniature stream and a childrens play 'fort'.

Computer generated image. For indicative purposes only.



Connecting London at your fingertips



Paddington Gardens is located within Zone 1 and is superbly connected by mainline rail, road and tube networks. Locally, you are never far from the best bars and restaurants London has to offer or the irresistible buzz of the Grand Union Canal. The famous West End theatres, luxury shops and nightlife, the green acres of Hyde Park, Kensington Gardens and Regent's Park and the incomparable charm of London's Little Venice are also only a short walk away. A contemporary home and an excellent investment opportunity – this is modern urban living at its best.





On the move

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.



The Elizabeth Line, London's new £14bn railway and currently Europe's largest construction project, positions Paddington station as one of London's key city centre interchanges

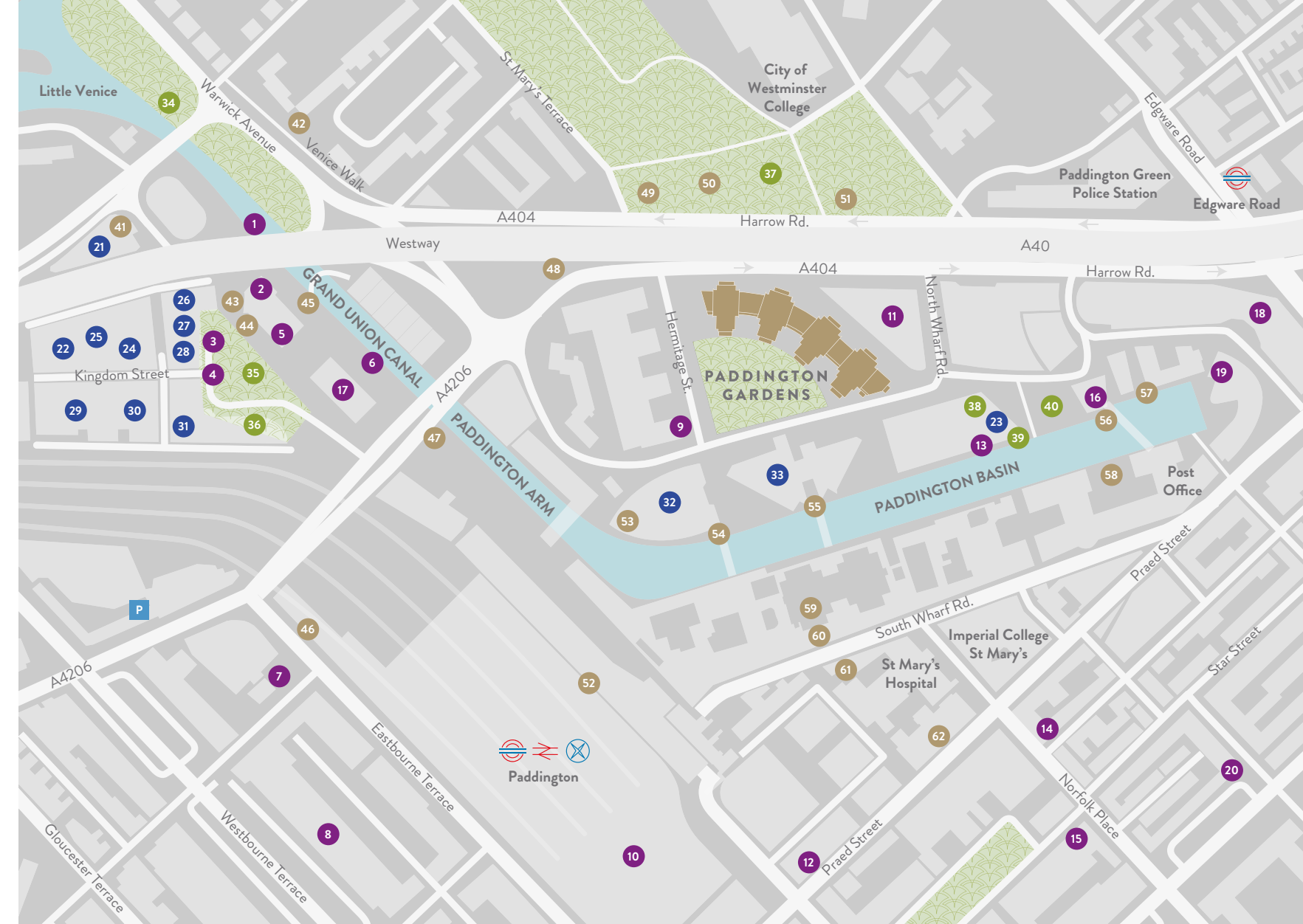
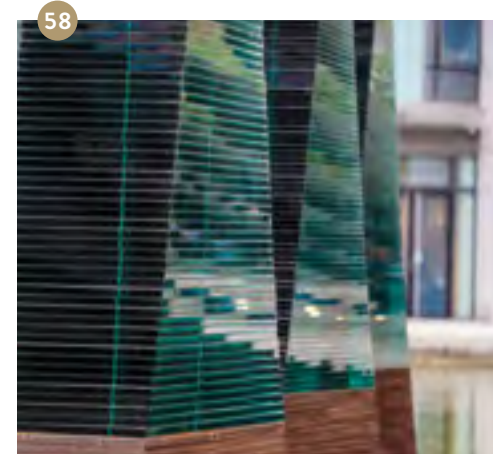
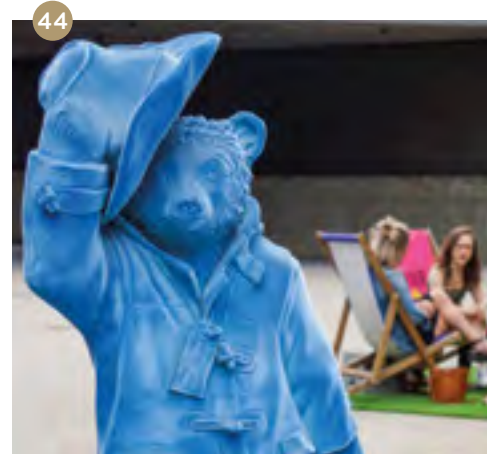
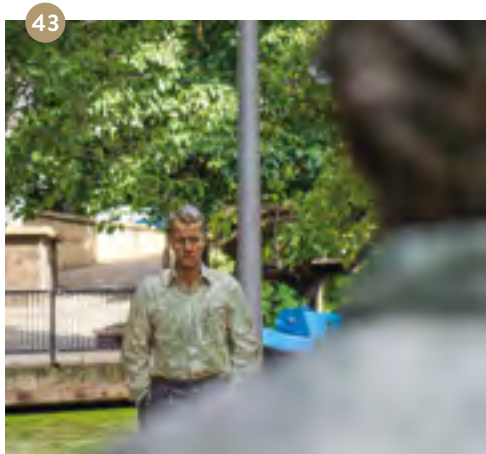
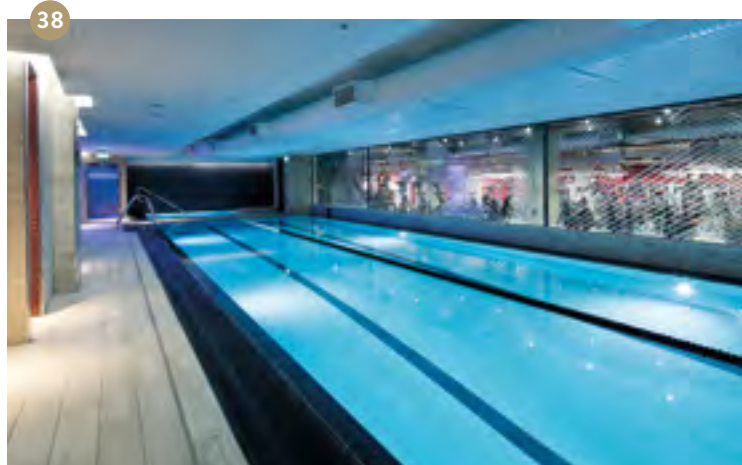
The newest addition to the London underground network, The Elizabeth Line will open in 2018 and serve 200 million customers each year. Currently being constructed by Crossrail, the new line will be named after the UK's longest serving monarch when it becomes operational and will transform travel across the city, boosting the local economy by billions of pounds and supporting thousands of new jobs. Once completed the Elizabeth Line will feature 66 new trains, each carrying 1,500 people and covering more than 40 different stations.



The Hammersmith & City Underground station at Paddington is also being upgraded to include a new entrance, concourse, ticket hall and step-free access to platforms.



Travel times displayed in minutes. Source: TfL. Images © Crossrail Ltd



RESTAURANTS, BARS & HOTELS

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

BUSINESS

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

HEALTH & LEISURE

- | | |
|-------------------------------------|----------------------------------|
| 34. Rembrandt Gardens | 38. Virgin Gym |
| 35. Sheldon Square Amphitheatre | 39. Active 360 (Paddle Boarding) |
| 36. Nuffield Health & Wellbeing Gym | 40. Merchant Square |
| 37. Paddington Green | |

ART & ARCHITECTURE

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

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.



A great place to work



Since 1998, Paddington Waterside has seen the development of more than 2 million square feet of award-winning commercial space, with another 1.3 million square feet yet to be developed. The development has already attracted many household-name businesses, both large and small, including head offices of Marks & Spencer, NCR, Vodafone and Prudential.

There are now more new businesses registered in the City of Westminster (which includes Paddington) than in any other London borough. As one of Westminster's most important commercial hubs, Paddington Waterside is not only a great place to live, but an excellent place to work.



NOKIA

VISA

M&S
EST. 1884

KASPERSKY





Modern art & design to be admired



The Rolling Bridge

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.



The Fan Bridge



Where modern dynamism meets old-world charm



Paddington Gardens is located at the heart of the Paddington Basin, a stretch of water that was the one-time terminus of the Regent's Canal, which skirts around north London to Limehouse Basin and into the Thames.

Over 30,000 people work here, enjoying the waterside restaurants and meeting in the local cafés and bars. Not only is there the stunning modern architecture of Paddington Basin to enjoy, a few minutes along the canal path you'll discover the peaceful haven of Little Venice, famous for its picturesque tree-lined streets of Victorian houses and brightly painted canal boats. Neighbouring Marylebone and Hyde Park are within easy walking distance.



Steeped in history and local colour from gentle waterways and historic pubs to glorious parks and fine dining – the good life is on Paddington Gardens’ doorstep. Paddington Waterside is one of London’s new and premier commercial, residential and leisure areas.

Merchant Square Fountains



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.





Finding the right balance



Besides the many places to discover and explore around Paddington Gardens, there are a range of social activities for residents to enjoy as part of an active lifestyle. The canalside is perfect for running, cycling and paddle boarding, but for the more adventurous there is also SUP yoga, zorbing and the annual dragon boat festival.





Surrounded by park life



Paddington Green



Kensington Gardens



Regent's Park

Paddington Gardens has been designed with its own unique landscaped central garden at its very heart, and features three Royal Parks a short walk away – Hyde Park, Kensington Gardens and Regent's Park. The neighbourhood also features Norfolk Square Gardens and Talbot Square Gardens are ideal picnic spots, or you can catch a riverboat along the Regent's Canal to Camden Town.



A living link to the past



Paddington forms one of London's most significant historic areas. The iconic station was designed by the illustrious engineer Isambard Kingdom Brunel as the London terminus of his Great Western Railway in 1838 and went on to be the terminus of the Metropolitan Railway, the world's first underground, in 1863. It was from Paddington that Queen Victoria made her first train journey in 1842, the engine driven by none other than Brunel at the then-astonishing speed of 43mph.

It was also at Paddington's St Mary's Hospital in 1928 that Sir Alexander Fleming discovered penicillin, one of the most powerful of all antibiotics and in doing so changed the future of disease treatment. In more recent years St Mary's has been of great importance to the Royal Family with Princes William, Harry and George being born in the hospital's maternity ward and most recently Princess Charlotte.

1. Interior view of Paddington Station as sunlight streams through the roof onto commuters on the station's platforms, London, England, mid 1900s. © Time & Life Pictures
2. Lisa Fossagrives at Paddington Station, London, 1951; 3. Isambard Kingdom Brunel by the launching chains of the SS Great Eastern by Robert Howlett, 1857;
4. The Duke and Duchess of Cambridge and the newborn Princess Charlotte as they leave the Lindo Wing of St Mary's Hospital in London. © Press Association.

Paddington is best-known for local writer Michael Bond's beloved children's stories featuring Paddington Bear, who was found at the station after arriving alone from 'darkest Peru'.

Dig a bit deeper and you'll find that past residents include the great actress Sarah Siddons, theatre designer and film director Cecil Beaton and Victorian poet Robert Browning (who reputedly named Little Venice). Alan Turing, the World War II code-breaker widely acknowledged as the father of modern computer science; and Robert Baden-Powell, founder of the Scout Movement, were also residents.



"I am going to design... a Station after my own fancy; that is, with engineering roofs."

Isambard Kingdom Brunel

Isambard Kingdom Brunel (1806–1859)
Mechanical and civil engineer



"The most worth-while thing is to try to put happiness into the lives of others."

Robert Baden-Powell

Robert Baden-Powell (1857–1941)
Founder of the Scout Movement



"The unprepared mind cannot see the outstretched hand of opportunity."

Alexander Fleming

Sir Alexander Fleming (1881–1955)
Bacteriologist, Nobel Prize winner



"Sometimes it is the people no one imagines anything of who do the things that no one can imagine."

A. M. Turing

Alan Turing (1912–1954)
Computer scientist and mathematician



‘London excels in learning and research, with one of the largest concentrations of universities and higher education institutions in the world’

London offers more institutions, ranked in the world’s top 100 universities, than any other city worldwide. Paddington Gardens is on the doorstep of a number of primary, secondary and international schools – as well as London’s top vocational further education college, the City of Westminster College.



1. Sir Alexander Fleming Building, Imperial College London; 2. London School of Economics; 3. City of Westminster College; 4. University College London

TRAVEL TIMES

City of Westminster College	5 mins
University of Westminster	6 mins
Regent’s University London	6 mins
London Business School	6 mins
University College Hospital	7 mins
University College London	8 mins
School of Oriental and African Studies	10 mins
London College of Fashion	10 mins
UAL – Central St Martins	10 mins
City University London	14 mins
King’s College London	15 mins
London Southbank University	18 mins
London School of Business & Finance	22 mins

Source: TfL



A fine blend of convenience, lifestyle and comfort

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.

The living spaces in 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.



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 image. For indicative purposes only.

The bathrooms are a combination of exquisite materials and finishes. Bespoke wall-mounted mirrored cabinets with integrated lighting complement the marble vanity unit and counter top basins and are finished with contemporary high quality polished chrome brassware.



Computer generated image. For indicative purposes only.



A unified specification

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 (stained oak veneer)
- Full-height wood grain effect internal doors throughout
- 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

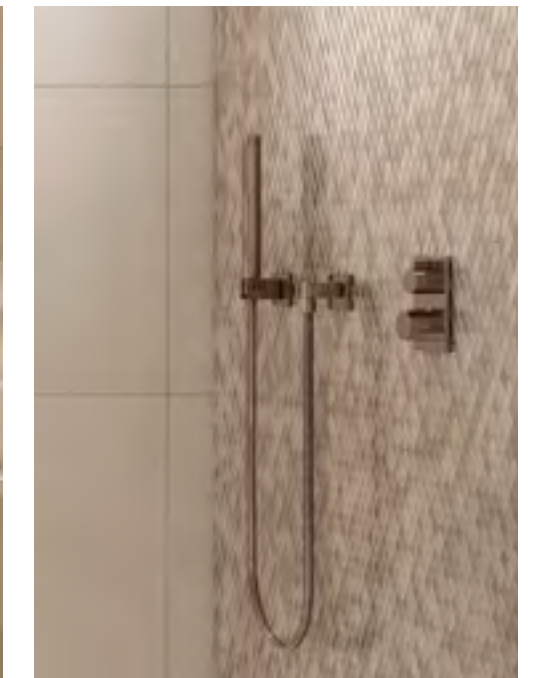
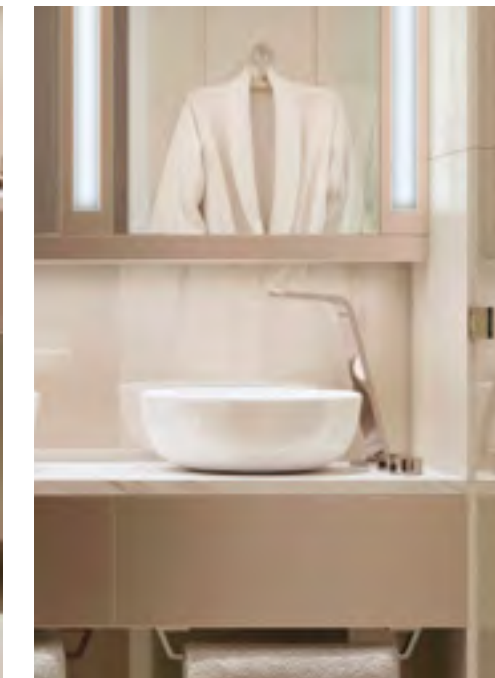
- Two passenger lifts per building
- Car parking spaces are available for purchase by separate negotiation (refer to sales agent)
- Secure cycle storage available
- Charging points for electric cars available
- Two car club cars on site

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)



Computer generated images. For indicative purposes only.





Art Rotana Hotel



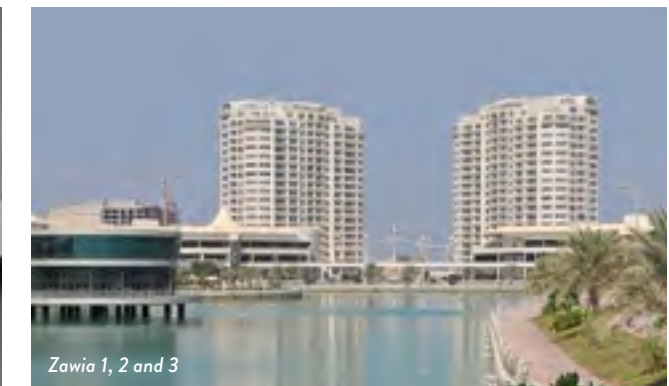
Enhancing built communities globally



Al Marsa Floating City



Meritas Court, London



Zawia 1, 2 and 3

Meritas Real Estate is part of Meritas Holdings, a group of companies with headquarters in the Amwaj Islands, Bahrain and offices in Dubai, the United Arab Emirates and London.

The group's founders are four prominent and successful Bahraini entrepreneurs with a long history in investment, property development and the financial markets. Meritas Holdings' mission is to ensure that all their developments are financially sound investments and address the needs of both the end-user and the community.

Meritas Real Estate
www.meritasholding.com



+44 (0)20 7318 4677
www.struttandparker.com



+44 (0)20 7182 2000
www.cbreresidential.com/uk

www.paddingtongardens.com

IMPORTANT NOTICE:

All computer-generated images (CGIs) and photographic images are indicative only.

CBRE and Strutt & Parker for themselves and their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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.
2. 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 and neither CBRE nor Strutt & Parker or their clients or joint agents have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. 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.



