



DAHLIA HOUSE
NORTH WHARF ROAD, LONDON, W2

GRANT J BATES
— PROPERTY —



Sky-high lateral penthouse with rare quadruple aspect, curated interiors, and panoramic skyline views.

GJB

Dahlia House, North Wharf Road, London, W2

Freehold

- Seventeenth-Floor Penthouse
- Approx. 1,600 Sq Ft
- Quadruple Aspect Views
- Private Lift Access
- Bespoke Kitchen, Miele
- Breakfast Bar Seating
- Walk-In Wardrobe
- Underfloor Heating
- Full Air Conditioning
- 24-Hour Concierge

Description

Set on the seventeenth floor, this lateral penthouse spans close to 1,600 sq ft, occupying a prime corner plot with rare quadruple aspect. The result is an apartment that enjoys extraordinary natural light and skyline views from dawn until dusk. Private lift access opens directly into the residence, where scale and design combine to create a true statement home.

The heart of the apartment is its expansive kitchen, dining and reception space, extending over 40 ft with floor-to-ceiling glazing and direct access to a private terrace. The bespoke kitchen is beautifully finished with a breakfast bar, Miele appliances, and sleek cabinetry, while a fitted bar and tailored living room cabinetry further elevate the space. Interiors are enriched with glass chandeliers, textured wallpaper in the main living area, and feature lighting sourced from across Europe, creating a turnkey home with a curated and contemporary character.

The principal suite is arranged with a walk-in wardrobe and luxurious en suite bathroom, accompanied by two further double bedrooms—one fitted with a bespoke wardrobe—and a second bathroom. Comfort is assured with underfloor heating throughout and full air conditioning, ensuring year-round ease of living.

Situation

Residents of Dahlia House enjoy 24-hour concierge and secure entry, with landscaped communal gardens providing a rare sense of calm in the heart of the city. The apartment sits within Paddington Basin, moments from the waterside restaurants and cafés of Merchant Square, Hyde Park, and Marylebone, with Paddington Station (Elizabeth Line and Heathrow Express) offering exceptional connectivity.

Additional Information

Local Authority: City of Westminster

Council Tax Band: H

EPC Rating: B

Grant J Bates

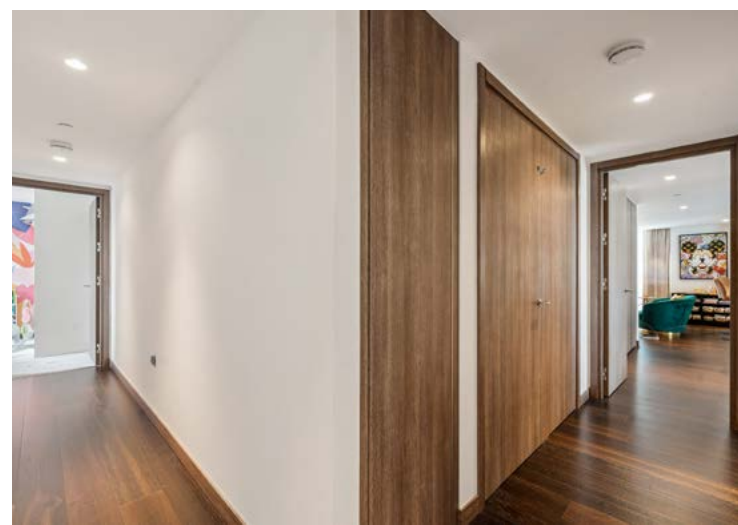
Director

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Seventeenth Floor

Dahlia House

Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft, Approximate Gross External Area = 19.6 sq m / 211 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.