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CAMELLIA HOUSE

L O N D O N



“CENTRAL LOCATION,
ELEGANT DESIGN
AND OPEN PLAN,
LIGHT-FILLED
ROOMS COMBINE TO
CREATE THE PERFECT
CONTEMPORARY HOME
IN LONDON.”

CAMELLIA HOUSE



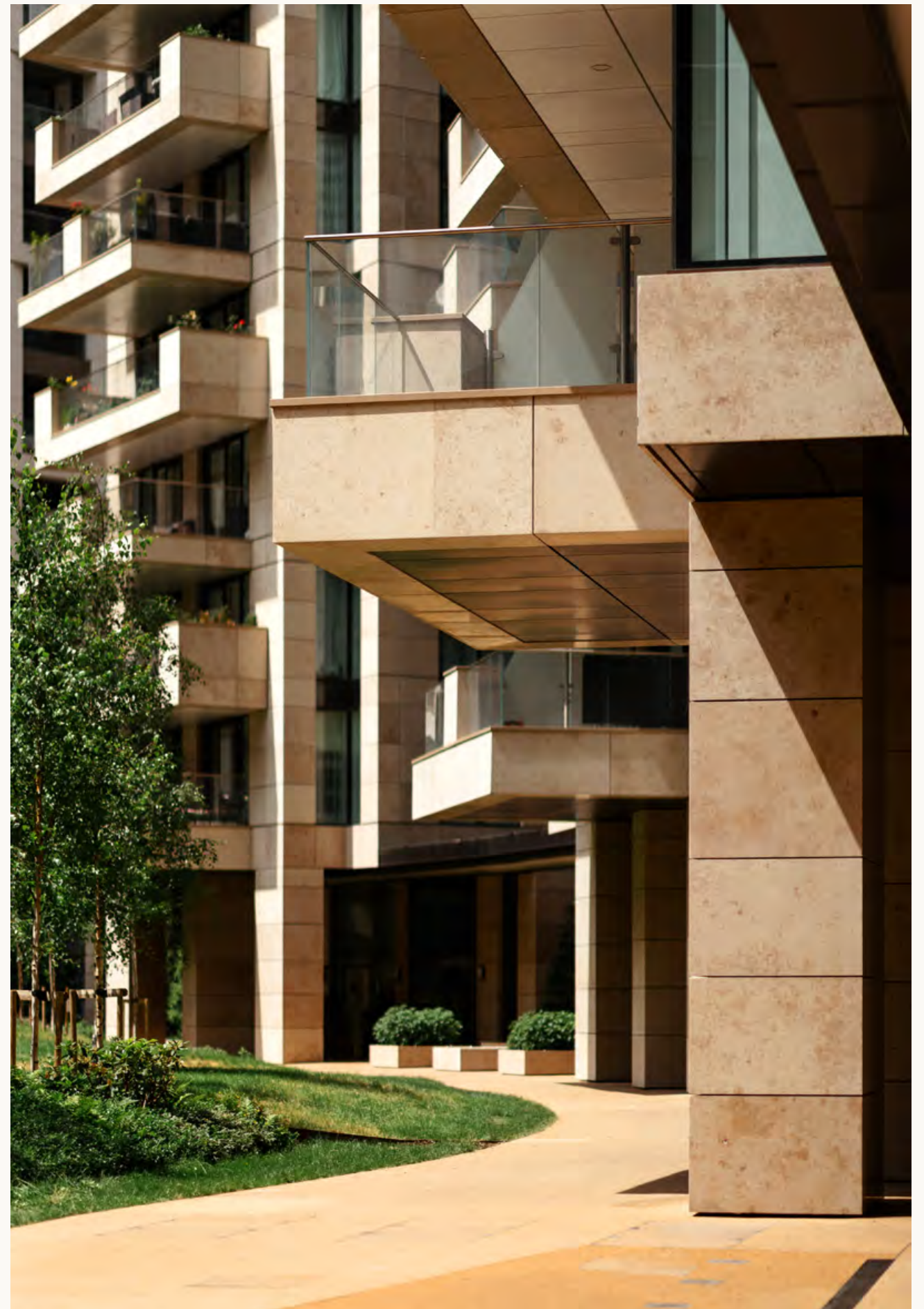
L O N D O N

THE DEFINITIVE LONDON ADDRESS

Crafted by renowned architectural practices Assal Architecture and Powell Dobson Architects, Paddington Gardens is a striking new development nestled within the vibrant heart of Paddington Waterside – one of London’s most unique and captivating lifestyle quarters.

Elevated above an attractively landscaped garden square, the expansive one, two, three, and four-bedroom apartments and penthouses showcase exceptional interior design and detailing. With floor-to-ceiling windows that bathe the interiors in natural light, each residence is adorned with custom-made kitchens, contemporary bathrooms and warm wood flooring, and is complemented by a private terrace, balcony, or winter garden.

Enveloped in a cocoon of exclusivity, residents also benefit from a round-the-clock concierge service, secure underground car parking, and an array of excellent amenities and leisure options on your doorstep. For those seeking the epitome of refined living in London, Paddington Gardens stands as the definitive address to call home.





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LOCATION



OXFORD
CIRCUS

BOND
STREET

GREEN
PARK

MAYFAIR

NINE ELMS

KNIGHTSBRIDGE

HYDE PARK

GRAND UNION
CANAL

ROYAL
ALBERT HALL

KENSINGTON

EDGWARE
ROAD

PADDINGTON





LIVING AMIDST THIS
CURATED URBAN OASIS
ENSURES A PREMIUM
LIFESTYLE, DEFINED
BY TRANQUILLITY,
CONVENIENCE, LEISURE
AND EXCITEMENT.



PREMIUM LIFESTYLE PROMISE

Nestled alongside the serene Grand Union Canal and neighbouring the bustling Paddington station, Paddington Waterside emerges as a dynamic destination for Central London. Defined by a seamless blend of history and modern architecture, the area buzzes with an array of restaurants, gourmet food stands, canal-side bars, and leisure facilities.

The coveted waterside location caters to an active lifestyle, offering the perfect backdrop for running, cycling and paddleboarding enthusiasts. Adventure-seekers can also indulge in SUP yoga and zorbing, while cultural events such as outdoor movie screenings, live music performances, and the annual dragon boat festival enrich the community's tapestry



Discover London's only floating park at nearby Merchant Square. An oasis of calm that is surrounded by vibrant bars and restaurants.

🚶 2 MINS

LONDON

Relax and enjoy the scenery and nature of London's canal network with paddle boarding and SUP yoga on your doorstep.

🚶 2 MINS

Stroll along Regent's Canal and make the most of the diverse collection of cafes, gyms, serviced offices, bars and restaurants.

🚶 5 MINS





Bondi Green and Darcie & May Green are two of the vibrant and popular, local canal-side restaurants from The Daisy Green Collection.

🚶 4 MINS



The beloved Darcie & May Green boat is the perfect spot for a delicious brunch, with an exterior covered in bespoke artwork by British pop art artist, Sir Peter Blake.

🚶 4 MINS

Opposite Paddington station, Bondi Green features an impressive and awarding winning 18m bar, cold tank beer, open flame robata, and wood fired pizza oven.

🚶 4 MINS



ALL YOU NEED, CLOSE TO HOME

AMENITIES

- 01. Paddington Quay Post Office
- 02. Tesco Express
- 03. M&S Food
- 04. The Gym Group
- 05. F45 Training London
- 06. Superdrug
- 07. Sainsbury's Local

CO-WORKING SPACE

- 08. WeWork
- 09. BE Offices
- 10. Paddington Works

GARDENS & RELAXATION SPACES

- 11. Floating Pocket Park
- 12. Paddington Green

HOSPITALS & HEALTHCARE

- 13. St Mary's Hospital
- 14. St Mary's Hospital
Emergency Department

BAKERIES, CAFES & QUICK BITES

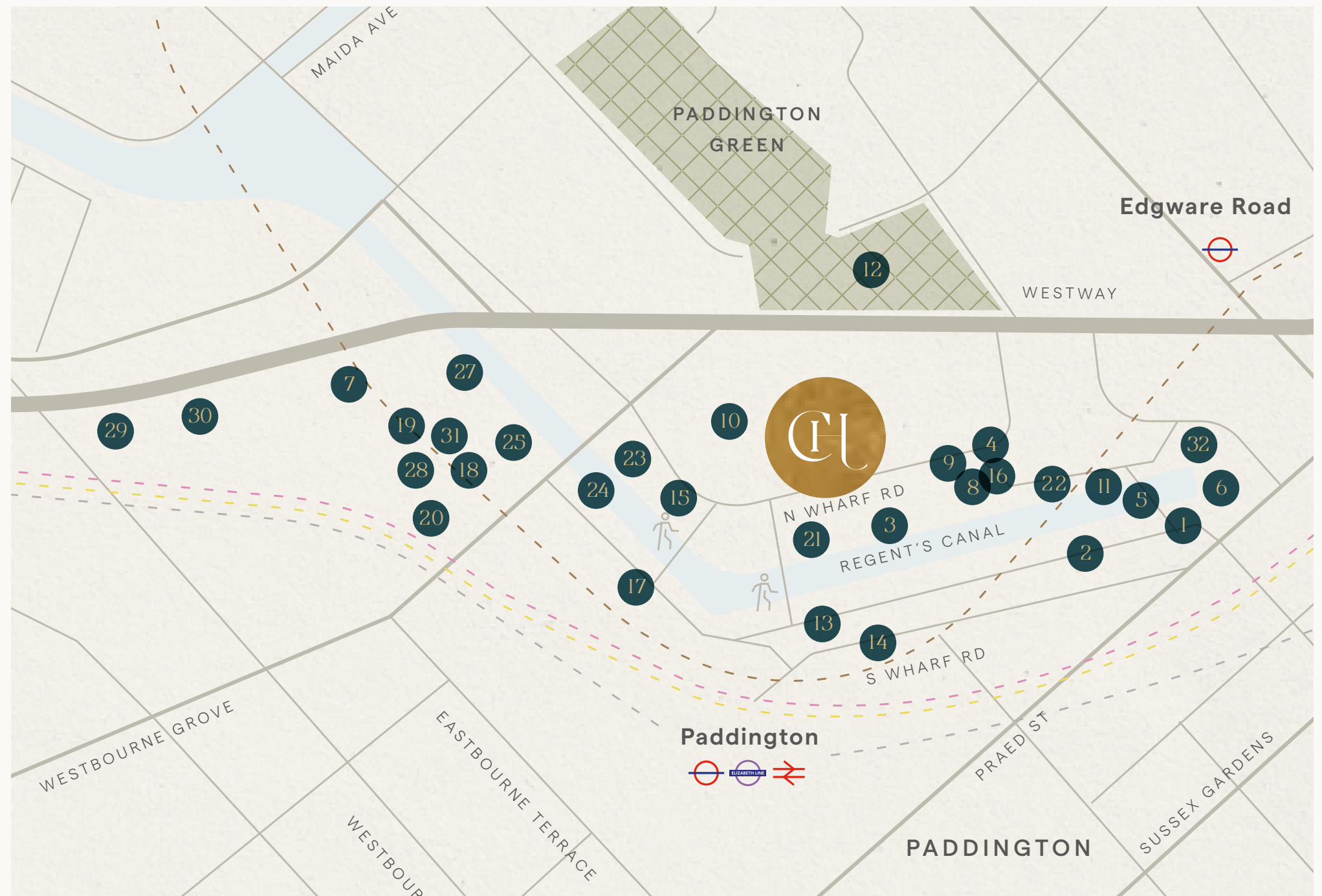
- 15. GAIL's Bakery
- 16. M&S Café
- 17. Bar Torelli
- 18. Pret A Manger
- 19. Tossed
- 20. itsu
- 21. Merchant Square
Street Food Market

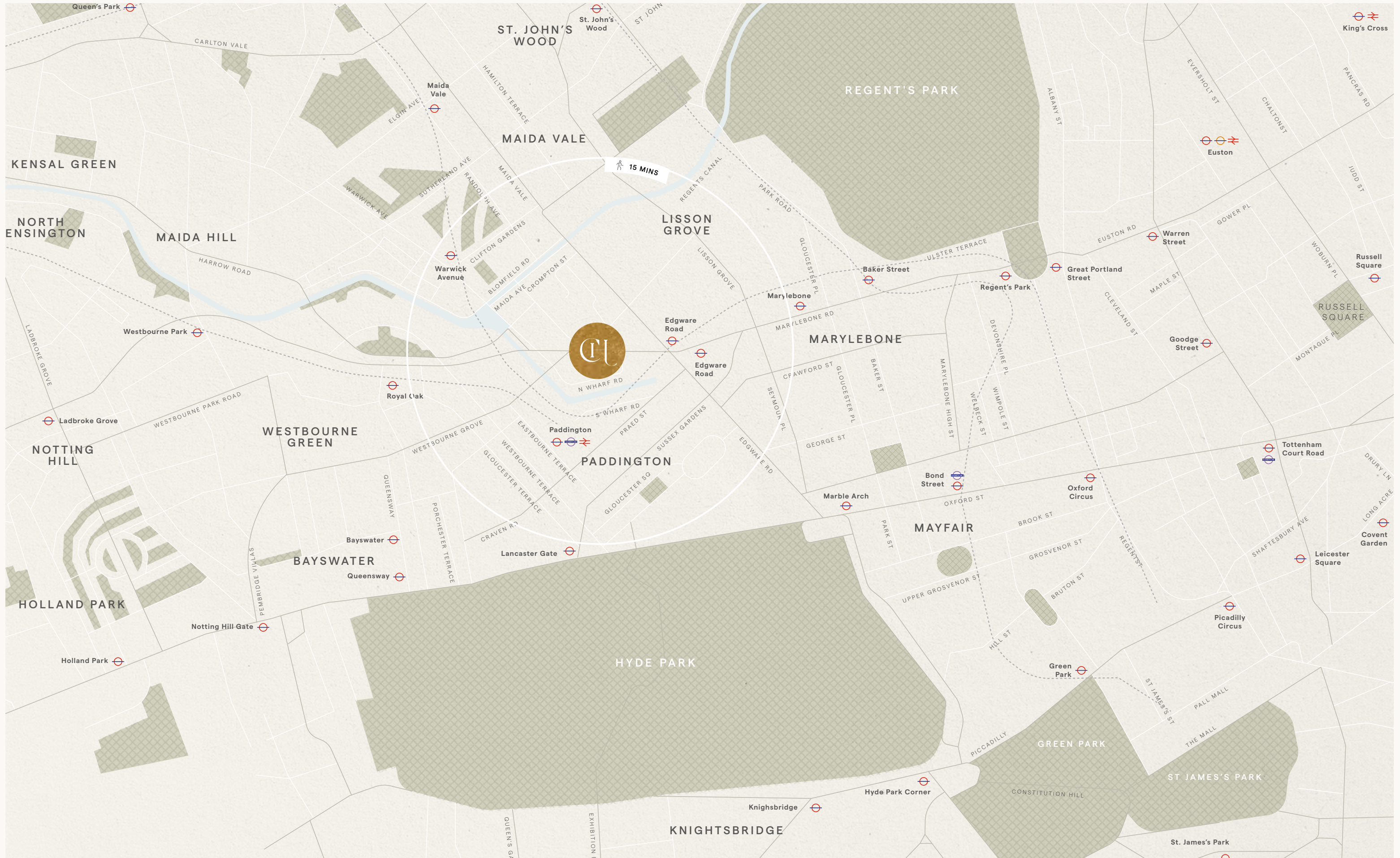
RESTAURANTS

- 22. Pizza Express
- 23. Bondi Green
- 24. Darcie & May Green
- 25. Smith's Bar & Grill
- 26. The Grand Duchess
- 27. Massis Grill and Bar
- 28. Pearl Liang

PUBS & BARS

- 29. Pergola Paddington
- 30. Skylark Roof Garden
- 31. The Union
- 32. BrewDog





BREATH IN NATURE

🚶 5-20 MINS



Paddington Gardens is conveniently situated within strolling distance of three prestigious Royal Parks: Hyde Park, Kensington Gardens, and Regents Park. Additionally, the more immediate neighbourhood boasts the serene Norfolk Square Gardens, Paddington Green and Talbot Square Gardens which offer an idyllic setting to breath in nature or enjoy an alfresco lunch.



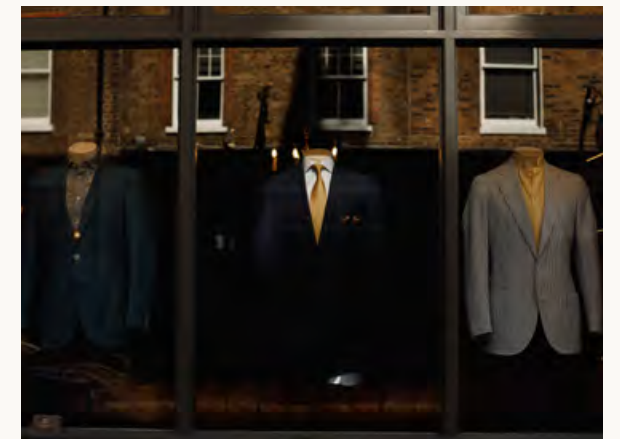
MAIDA VALE

🚶 15 MINS

The leafy London enclave of Maida Vale enchants with its tree-lined footpaths, elegant Victorian townhouses, and intimate village charm. Wander through Little Venice's peaceful waterways, discover chic boutiques on Clifton Road or indulge in the culinary delights and freshly baked treats at one of Maida Vale's independent restaurants or cafés.

MARYLEBONE

🚶 25 MINS



Neighbouring Marylebone epitomises timeless charm and elegance. Home to Madame Tussauds and the Royal Academy of Music, the quaint Georgian and Victorian architecture reflects a rich history, whilst the stylish boutiques and gourmet eateries of Marylebone High Street combine to create a sophisticated and enticing destination for discerning shoppers and food enthusiasts.





NOTTING HILL

 30 MINS

Just east of Paddington Gardens, much loved Notting Hill embodies a rich tapestry of culture, colour, and style. Indulge in vintage treasures at the Portobello Road market, savour distinct flavours at one of the many restaurants or succumb to the allure of the vibrant night-life scene.

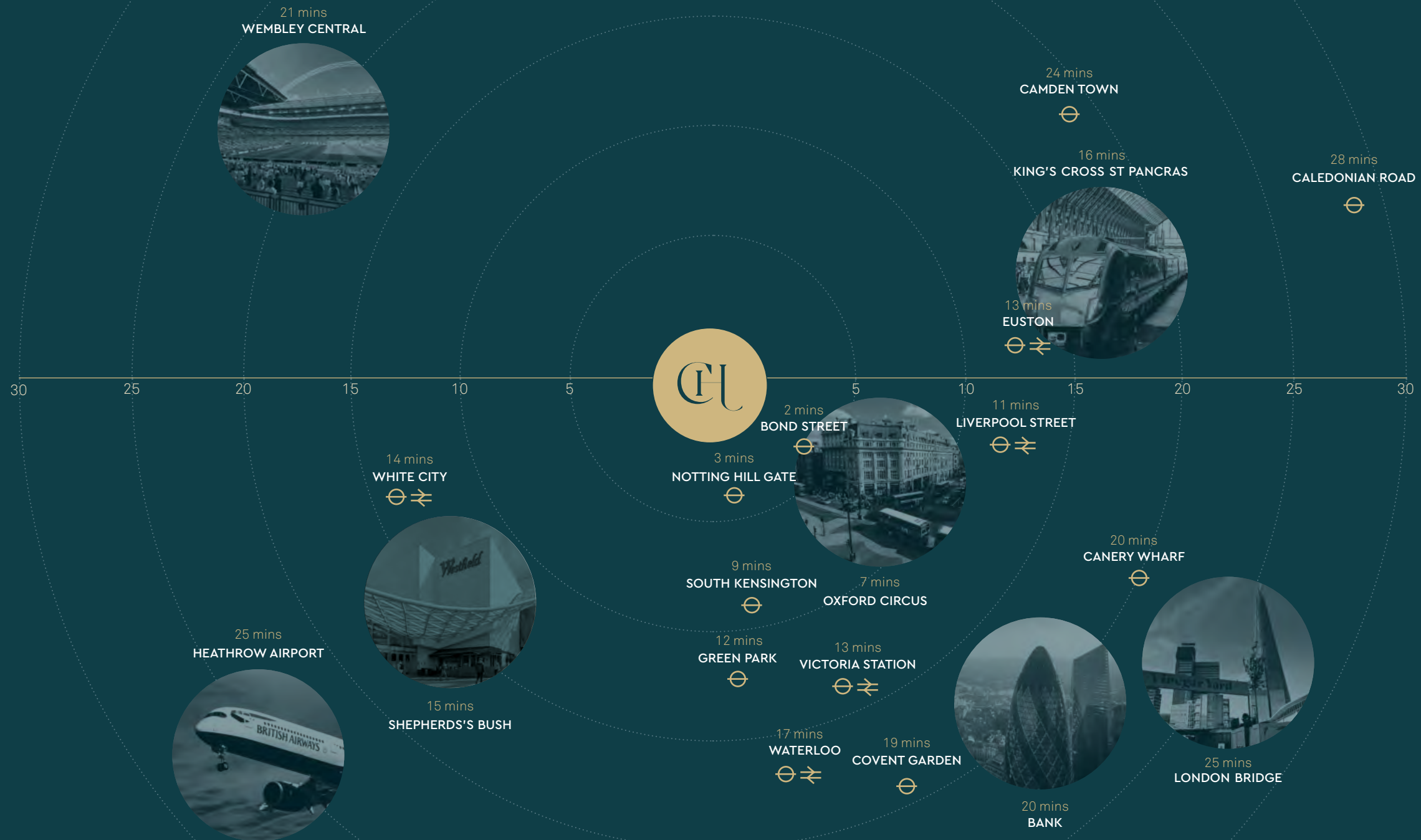




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CONNECTIVITY

EXCEPTIONAL CONNECTIONS



Travel times listed are from Paddington Station via London Underground, sourced from Google Maps.



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EDUCATION

EARLY EDUCATION



NURSERIES & PRIMARY SCHOOLS

ABERCORN SCHOOL (2 1/2 – 13 YEARS)

INDEPENDENT SCHOOL

🚶 11 mins

GREAT BEGINNINGS MONTESSORI NURSERY SCHOOL (2 – 6 YEARS)

OFSTED GOOD

🚶 11 mins

LITTLE ELVES MONTESSORI NURSERY SCHOOL

🚶 14 mins

WETHERBY PREP SCHOOL (2 1/2 – 8 YEARS)

OFSTED GOOD

🚶 16 mins

BRYANSTON NURSERY

🚌 12 mins

ST MARY'S BRYANSTON SQUARE COFE SCHOOL

OFSTED GOOD

🚶 14 mins

ST VINCENT'S CATHOLIC PRIMARY SCHOOL

OFSTED OUTSTANDING

🚶 16 mins



SECONDARY SCHOOLS & COLLEGES

MARYLEBONE BOYS SCHOOL

Ofsted Good

🚶 2 mins

CITY OF WESTMINSTER COLLEGE

INDEPENDENT SCHOOL

🚶 5 mins

ABINGDON HOUSE SCHOOL

INDEPENDENT SCHOOL

🚶 13 mins

INTERNATIONAL COMMUNITY SCHOOL (ICS)

INDEPENDENT SCHOOL

🚶 7 mins

SYLVIA YOUNG THEATRE SCHOOL

INDEPENDENT SCHOOL

🚶 14 mins

THE ST MARYLEBONE SCHOOL

OFSTED OUTSTANDING

🚶 12 mins

PORTLAND PLACE SCHOOL

INDEPENDENT SCHOOL

🚶 17 mins

FRANCIS HOLLAND SCHOOL

INDEPENDENT SCHOOL

🚶 16 mins

QUEEN'S COLLEGE LONDON

INDEPENDENT SCHOOL

🚶 21 mins

WETHERBY SENIOR SCHOOL

OFSTED GOOD

🚶 18 mins

Travel times taken from Google maps from Paddington Gardens. Travel times on public transport may vary depending on time of travel.

WORLD-CLASS UNIVERSITIES

UNIVERSITIES

UNIVERSITY OF WESTMINSTER

Originally founded in 1838, the University of Westminster is a public research university whose past alumni include heads of state, Olympians, a Nobel laureate in Medicine, Oscar winning filmmakers and Grammy Award winning musicians.

🕒 16 mins

ROYAL ACADEMY OF MUSIC

Established nearly 200 years ago, this prestigious institution was originally granted a Royal Charter by King George IV in 1830. Its alumni include Elton John and Katherine Jenkins.

🕒 12 mins

ROYAL COLLEGE OF NURSING

A membership organisation with over 432,000 members, the majority of whom are registered nurses, offers educational courses for nurses. Her Majesty Queen Elizabeth II is also its patron.

🕒 19 mins

REGENT'S UNIVERSITY LONDON

One of only five private universities in the UK, Regent's University received taught degree awarding powers back in 2012 which have been continually renewed since.

🕒 13 mins

UNIVERSITY COLLEGE LONDON (UCL)

UCL was ranked eighth in the 2020 QS World University Rankings, making it the top ranked institution in London and fourth in Europe. 29 current and former students and academics have won Nobel Prizes.

🕒 13 mins

ROYAL COLLEGE OF PHYSICIANS (LONDON CAMPUSES)

Established over 500 years ago, the RCP is a British professional body that hosts four core training faculties; relating to forensic and legal medicine, pharmaceutical, occupational medicine and physician associates.

🕒 16 mins



Travel times taken from Google maps from Paddington Gardens. Travel times on public transport may vary depending on time of travel.



LONDON BUSINESS SCHOOL (REGENT'S PARK)

Has two premises overlooking Regent's Park and Old Marylebone Town Hall. Ranked as one of the top two European Business schools by the Financial Times in both 2019 and 2020.

🕒 16 mins

ROYAL COLLEGE OF GENERAL PRACTITIONERS (LONDON CAMPUSES)

A professional body that represents and supports GPs on key issues in the field of practice, including their development through flexible learning.

🕒 14 mins

ROYAL ACADEMY OF ARTS

Based in Piccadilly, this institution has a uniquely placed position with its independent and privately funded history led by eminent artists and architects.

🕒 21 mins

SOAS UNIVERSITY OF LONDON

A world leading institution for the study of Asia, Africa and the Middle East based in the heart of Bloomsbury, central London.

🕒 20 mins

KING'S COLLEGE LONDON (THE STRAND)

Ranked in the top 10 UK universities in the world (QS World Rankings 2020), King's College is a public research university and member institution of the federal University of London.

🕒 26 mins

LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE

This world-renowned university has become a global hub for social sciences and has produced 35 world leaders and heads of state.

🕒 28 mins

LONDON SOUTHBANK UNIVERSITY

Nationally ranked as a Top 100 university by both the Guardian and Sunday Times. Awarded a Silver in the Teaching Excellence Framework by the British Government assessment.

🕒 29 Mins

CITY, UNIVERSITY OF LONDON (NORTHAMPTON SQUARE)

A founding member of the WC2 University Network, a collaboration between leading universities at the heart of major world cities to address cultural, environmental and political issues.

🕒 26 mins

HULT INTERNATIONAL BUSINESS SCHOOL

A private business school with campuses in Cambridge, London, San Francisco, Dubai, New York City, and Shanghai.

🕒 25 mins



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THE DEVELOPMENT





LONDON

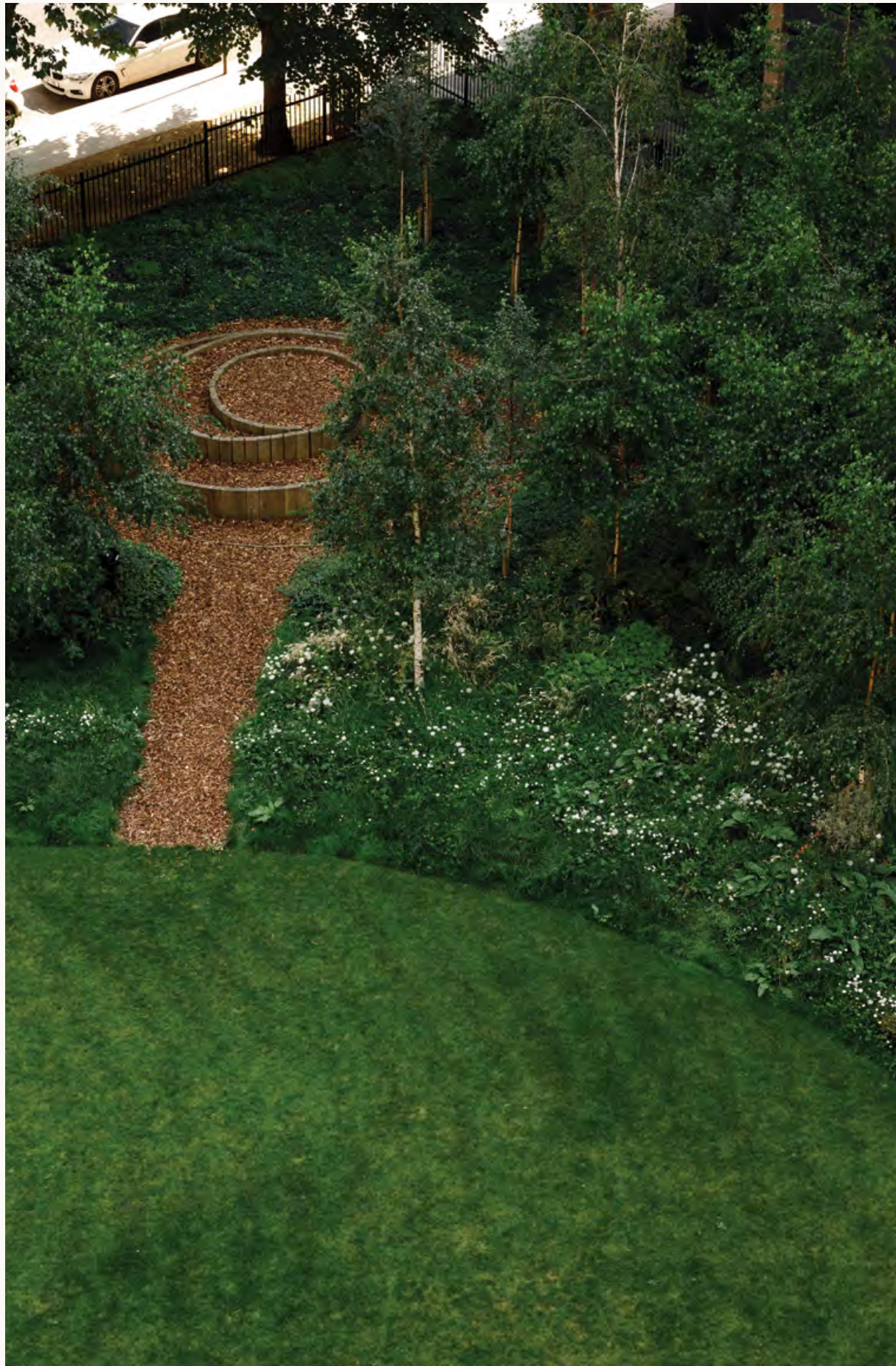
All apartments at Camellia House enjoy a spacious balcony, terrace or winter garden.





Camellia House is centred around a beautifully landscaped garden, which includes topiary shrubs, native wild flowers, water fountains and integrated seating.

At just over an acre in size, it is the largest area of accessible green space in Paddington Basin, and a haven for wildlife, children's play and relaxation.





The principal lobby in Dahlia House is home to a member of the concierge team and includes two beautifully designed resident lounge areas.

WELCOME
HOME







Bright, open-plan living areas include everything you need for modern living.



Stylish timber flooring offers a beautiful contrast to the fresh white finish of the walls and ceiling, giving a light and airy feel throughout the apartments.



The bespoke, raised island bars are fitted with ambient lighting for a perfect homely atmosphere.

All kitchens are complete with integrated Miele appliances and custom-fit cabinetry.

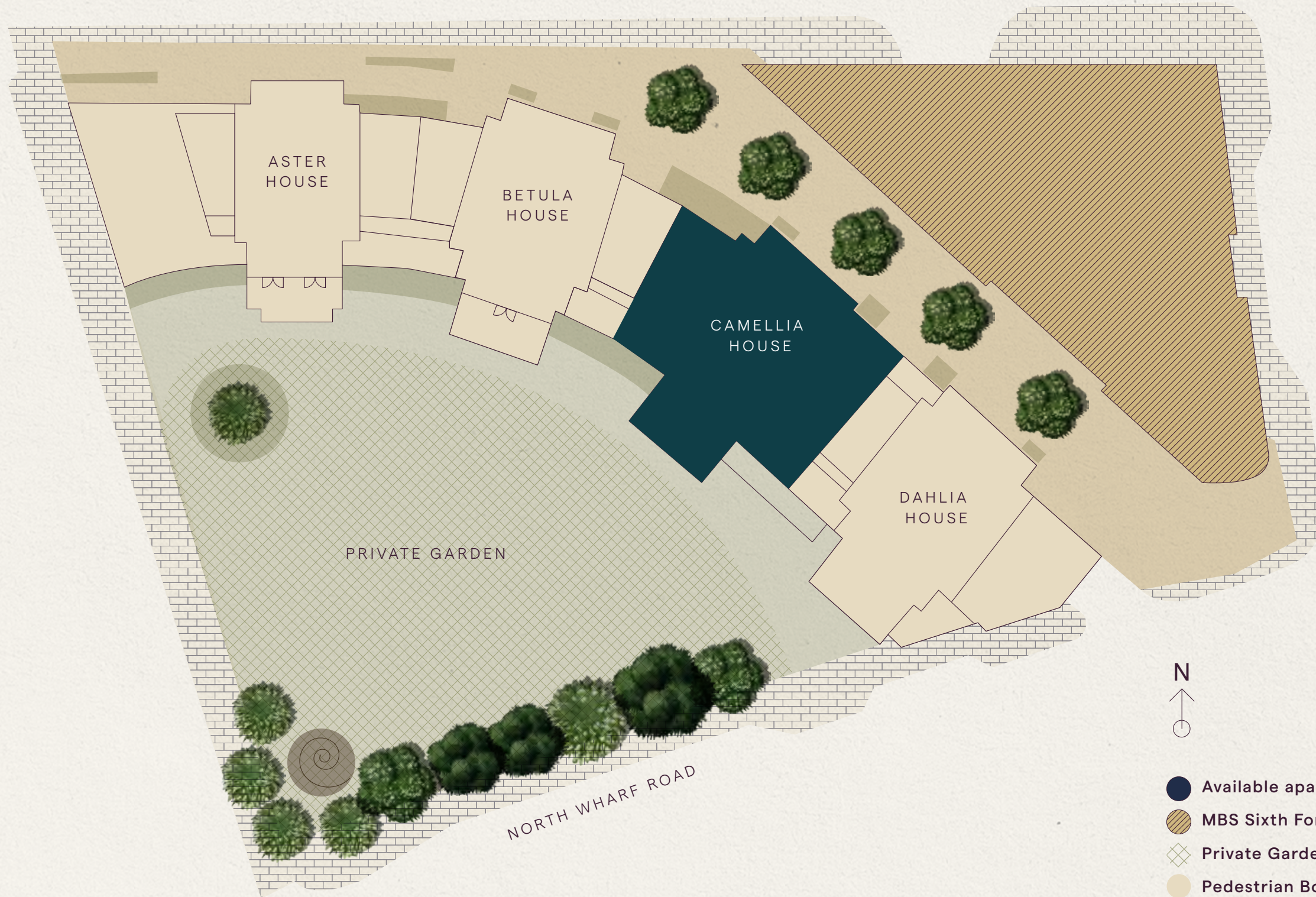






Natural wood skirting and architrave combine to create a contemporary, stylish feel to the all spaces.





- Available apartments at Paddington Gardens
- ▨ MBS Sixth Form, Wilde Aparthotel and Premier Inn
- ▧ Private Garden
- Pedestrian Boulevard



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SPECIFICATION

KITCHEN

- Bespoke custom fitted cabinets with a lacquer finish and integrated linear lighting
- White Krypton or equivalent worktops with underslung stainless steel sink
- Raised island feature bar with integrated ambient lighting
- Polished chrome mixer taps to all apartments
- Compartmentalised waste storage beneath sink

APPLIANCES

- Miele induction hob
- Miele oven
- Miele microwave
- Miele downdraft extractor fan
- Integrated fridge freezer
- Integrated dishwasher
- Washing machine (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
- Bespoke wall-mounted mirrored cabinet with integrated lighting and shaver socket
- Under sink storage
- Polished chrome bathroom accessories
- Heated towel rail
- Glazed shower screen

JOINERY

- Full-height timber entrance door (oak veneer)
- Full-height wood grain effect internal doors
- 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
- Natural wood 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 (to main rooms)
- 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

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

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)

AMWAJ ISLANDS

This three square kilometre waterside development in the kingdom of Bahrain has become a milestone for luxurious living; a group of man-made islands against a backdrop of crystal clear blue waters in the north of Bahrain in the Arabian Gulf. The six man-made islands combine approximately 1,000 villas and 70 residential apartment buildings within residential neighbourhoods and commercial districts in a smart city environment and high-tech lifestyle including hotels, hospitals, schools, residential and commercial areas.



ART HOTEL

This beachfront hotel in Amwaj Islands in Bahrain has 323 sea-facing rooms over 14 floors, five restaurants and lounges and a conference centre for business needs. This luxurious 5-star hotel has its own private islands, alcove and is located next to the Amwaj Marina. The hotel has 28 suites of various sizes, all with private outdoor and indoor jacuzzies.

ENHANCING BUILT COMMUNITIES GLOBALLY

Meritas Real Estate is part of Meritas Holdings, headquartered in the Amwaj Islands, Bahrain. Their vision is to develop projects which aim at area regeneration through community sympathetic and environmentally friendly developments.

The projects remain faithful to the Meritas Holdings objectives and mission to ensure that projects are financially sound investments while they address the needs and requirements of both the end-user and community.

www.meritasholding.com

MERITAS COURT

Meritas Court is an 20,000sqft high quality complex located in Salem Road, off Queensway in West London. The property comprises of 15 apartments constructed over ground to 3rd floor, serviced by a passenger lift and 19 car park spaces at lower ground accessed via vehicle lift. The property is secured by access controlled gates off of Salem to the front and Moscow Place to the rear.



GROVE RESORT HOTEL

This sea front resort in Amwaj Islands comprises 11 sea-front villas, 26 second row villas and 36 double attached villas. The resort has eight apartments with 97 units surrounding the villas giving the resort complete privacy towards the sea. All villas have private swimming pools and the resort has standard amenities such as two swimming pools plus water, wet and dry children games areas, cafés restaurants, gyms and SPA.



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GET IN TOUCH

CONTACT US

Paddington Gardens is a completed development, with a range of show apartments available for viewing.

To discuss your requirements and arrange a viewing, please contact a member of our dedicated team.

www.paddingtongardens.com



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