



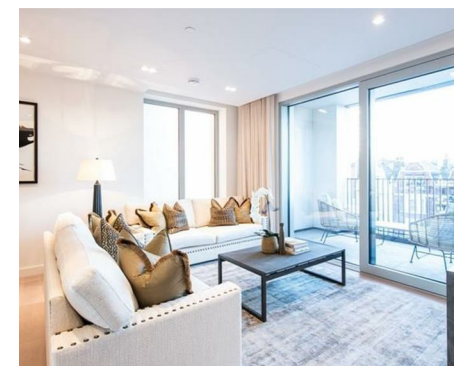
Let **UK** Home

2 Bedrooms

Flat

Located in London

**£7,445 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# West End Gate, 287 Edgware Road London

W2 1EY



Let UK Home are excited to offer a stunning two-bedroom apartment in Garrett Mansions, part of the popular West End Gate development.

A luxurious interior designed two-bedroom 3rd floor apartment set over 840 SqFt comprising a large open-plan reception room leading onto a private balcony. The fully integrated kitchen with appliances from Siemens and Miele including oven and induction hobs, large fridge freezer and dishwasher and wine chiller all inset into a composite stone work tops. The apartment has two double bedrooms with the master including an En-suite and a family bathroom. The whole apartment also benefits from comfort cooling.

This apartment comes complete with large Samsung Smart TVs and Samsung sound bar and is offered with full use of the onsite facilities including Gym, pool, residence lounge area, privet dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

West End Gate is positioned between the tranquil waterways of Little Venice and the stylish mansions of Marylebone and with each reach of the numerous restaurants and shops of the West End. Further more, this development is located next to Paddington/Bayswater and few steps from Edgware Road Underground.

Live in an area renowned for its timeless charm and refined lifestyle, a destination long established as a desirable place to live.

# West End Gate, 287 Edgware Road London

## £7,445 Per Month



- 3rd Floor
- Lift service
- Dedicated building manager
- Parking
- Gym / Spa
- Interior Designed | Private Balcony
- 24 hour concierge and CCTV
- Central location
- Available furnished or unfurnished
- EPC Rating: B



Let **UK** Home

3F 2 Eastbourne Terrace  
 Paddington  
 London  
 W2 6LG

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info@letukhome.co.uk

**Council Tax Band: F**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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