

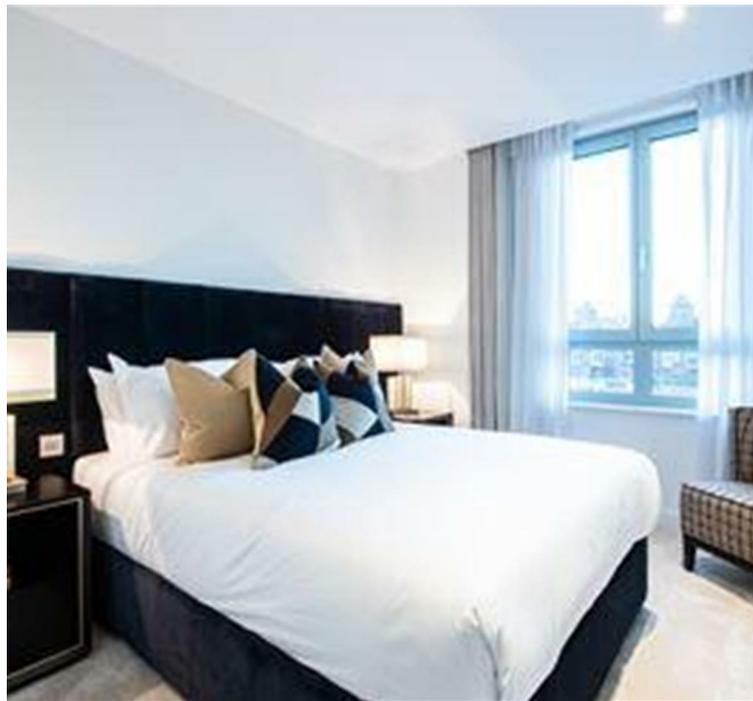
A modern living room with a white sofa, a dark coffee table, and large windows overlooking a city view. The room features a white sofa with patterned cushions, a dark wood coffee table with a vase and books, and two framed abstract artworks on the wall. Large windows provide a view of a cityscape with a prominent building and a balcony with a railing.

STURGES  
LONDON

Garrett Mansions, London  
£7,540 Per calendar month



- Luxurious Interior Designed Two Double Bedroom Apartment
- Communal Gardens, Pool & Gym / Spa
- Lifts, Parking, Porter, 24 Hour Concierge, Broadband, Wifi & Video Entry
- Excellent Transport Links
- Comfort Cooling
- Available Furnished or Unfurnished
- Fully Integrated Kitchen with Siemens and Miele Appliances



STURGES  
LONDON



## Edgware Road, London

A luxurious interior designed two-bedroom 3rd floor apartment set over 830 SqFt comprising a large open-plan reception room leading onto a private balcony. The fully integrated kitchen features appliances from Siemens and Miele including oven and induction hob, large fridge freezer, dishwasher and wine chiller all inset into composite stone work tops. The whole apartment also benefits from comfort cooling.

The apartment has two double bedrooms with the master including an En-suite and a family bathroom. 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, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

On site is a dedicated building manager who is on hand to assist with any property related issues. A dedicated team of maintenance experts is also available and provide a 24-hour emergency helpline.

**Local Authority:**

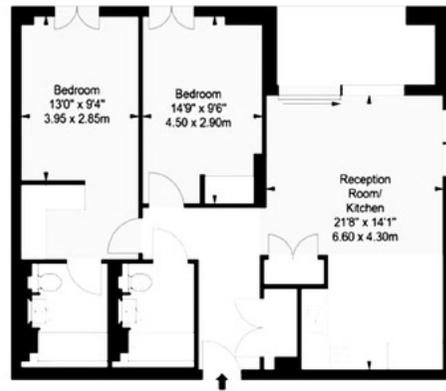
**Council Tax Band:** E

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

**STURGES**  
LONDON



THIRD FLOOR

APPROX. GROSS INTERNAL AREA \*  
826 Ft<sup>2</sup> - 76.64 M<sup>2</sup>

SCALE  
1:100 @ A4  
Plans Drawn: 14.01.2020

Surveyed and Drawn By:  
**BKR**  
Highway Work Space  
1 Empire Mews  
London  
SW14 2JF  
Tel: 0203 257 2023  
info@bkrforstates.co.uk  
www.bkrforstates.co.uk  
C 8982 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## For more information, please contact:

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