

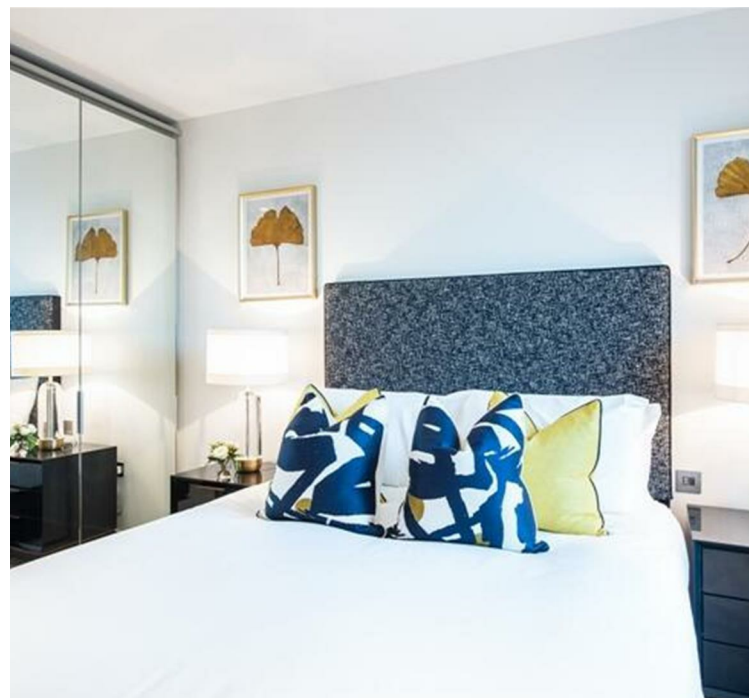


STURGES  
LONDON

West End Gate, London  
£7,584 Per calendar month



- Luxurious interior designed two bedroom apartment
- Features a large open plan reception room
- Private balcony
- Modern kitchen with Siemens and Miele appliances
- Two double bedrooms with two bathrooms
- Features Broadband, CCTV, Gardens, Parking, Porter, Video Entry and Wifi
- Onsite facilities include Gyn, Pool, Residence Lounge area and Cinema room



STURGES  
LONDON





## West End Gate, London

A luxurious interior designed two-bedroom 3rd floor apartment set over 834 Sqft comprising of 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, dishwasher and wine chiller all inset into a composite stone work top. The apartment has two double bedrooms with the master including an ensuite 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, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

Excellent transport links.

**Local Authority:**

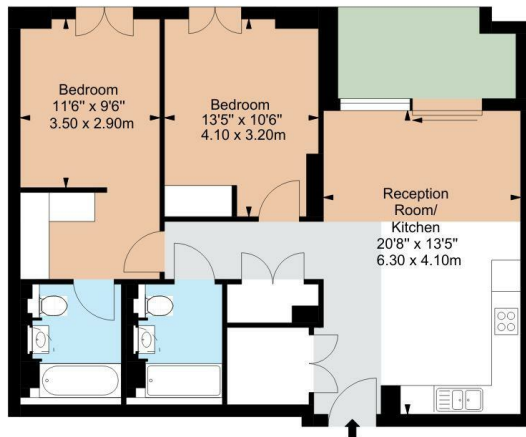
**Council Tax Band:** F

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

STURGES  
LONDON



THIRD FLOOR

APPROX. GROSS INTERNAL AREA \*  
843 Ft<sup>2</sup> - 78.31 M<sup>2</sup>

Property Details:  
**FLAT 31**  
**GARRETT MANSIONS**  
**WEST END GATE**  
**EDGWARE ROAD**  
**LONDON**  
**W2**

SCALE  
1:100 @ A4  
Plans Drawn: 14.01.2020

Surveyed and Drawn By:  
**BKR**  
Hideaway Work Space  
1 Empire Mews  
London  
SW16 2BF  
Tel: 0345 257 2023  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk  
© BKR 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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:**

(Tel) 020 3393 2002

(Email) [hello@sturgeslondon.co.uk](mailto:hello@sturgeslondon.co.uk)

668 Fulham Road, Parsons Green, London, SW6 5RX

[sturgeslondon.co.uk](http://sturgeslondon.co.uk)

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.