



KNIGHTSBRIDGE  
PRIME PROPERTY



Edgware Road  
Paddington, W2 1BB  
£1,676 Per Week



# Edgware Road



## Description

Newly Developed & Interior Designed Two Bedrooms, Two Bathrooms Apartment On The 4th Floor Of This Newly Built Modern Building Located Within The Sought After West End Gate Development.

Building Amenities Include 24h security & concierge, lift service, secure underground parking and bike storage, cinema room, gymnasium, swimming pool, sauna and steam room for residents only.

The stunning apartment spans approximately 843 Sq Ft / 78.32 Sq M and comprises a spacious reception room with private balcony, a superb modern fitted open plan kitchen, a separate family size bathroom and two double bedrooms with built in wardrobes (one with en suite bathroom).

The apartment benefits from air cooling system, floor to ceiling windows and fast wifi.

The building offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow) Edgware Road (Circle, District and Bakerloo

- Newly Built Two Bedrooms, Two Bathrooms Apartment
- Cinema Room
- 4th Floor (With Lift)
- 24h Concierge
- 1 Min Away From Edgware Road Station
- Private Balcony
- Underground Parking And Bike Storage
- Swimming Pool, Sauna and Steam Room
- Comfort Cooling System In All Rooms
- 843 Sq Ft / 78.32 Sq M

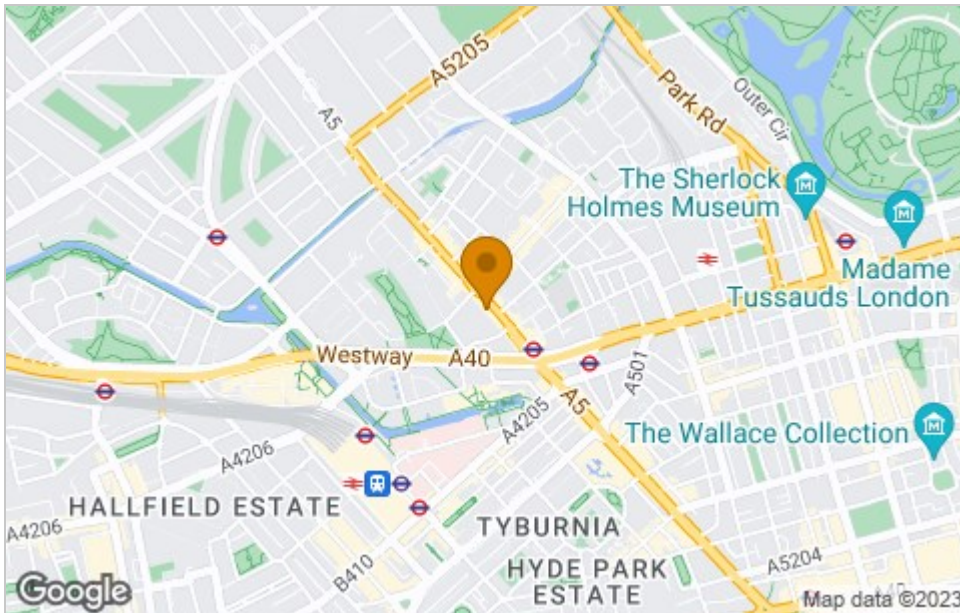




## Floor Plan



## Area Map



## Viewing

Please contact our Knightsbridge Prime Property Office on 020 3691 6235 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	