



Edgware Road, London W2

Guide price £1,325,000 Leasehold





Description

A 2 bedroom, 2 bathroom apartment located within the stunning West End Gate in Paddington, a new and exclusive development set in one of London's most prestigious postcodes built by Berkeley.

Situated moments from Marylebone & Little Venice, the development also benefits from excellent transport connections.

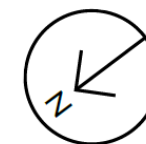
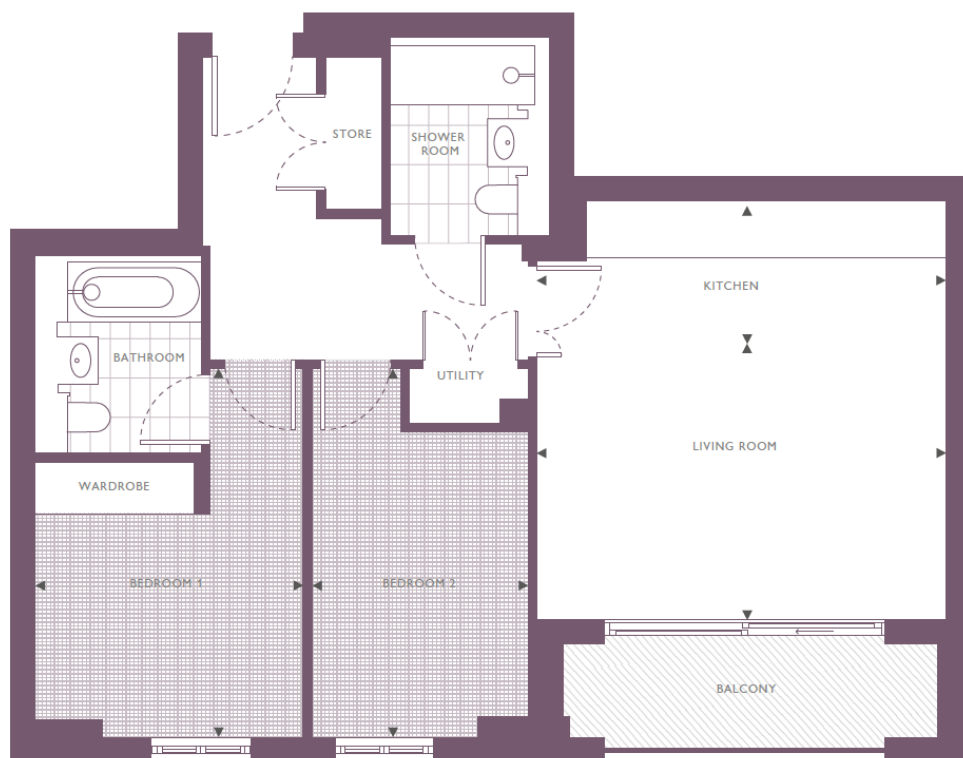
With architecture by renowned architects Squire & Partners, West End Gate offers a range of facilities, including a concierge, gym, swimming pool and a private cinema. With a new piazza complete with water features and beautiful landscaping designed to make the grandest of statements. World-renowned retail and cultural districts such as Mayfair and Soho are enviably close, showcasing the best designer brands, world-class theatre and internationally renowned institutions such as The Royal Academy.

- 2 Double bedrooms
- 2 Bathrooms
- Private balcony
- Underground parking
- 24 Hr concierge
- On-site leisure facilities
- Approx 813 sq ft (75 sq m)
- EPC B



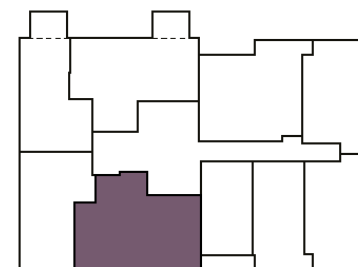
Floorplan

813 sq ft | 76 sq m



RESIDENTS' GARDENS

EDGWARE ROAD



Living Room	3.47 x 5.14m	11'5" x 16'11"
Kitchen	1.72 x 4.53m	5'8" x 14'10"
Bedroom 1	4.62 x 3.36m	15'2" x 11'1"
Bedroom 2	4.62 x 2.72m	15'2" x 8'11"

Total Internal Area 75 m² 813 ft²

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