



## EDGWARE ROAD LONDON, W2

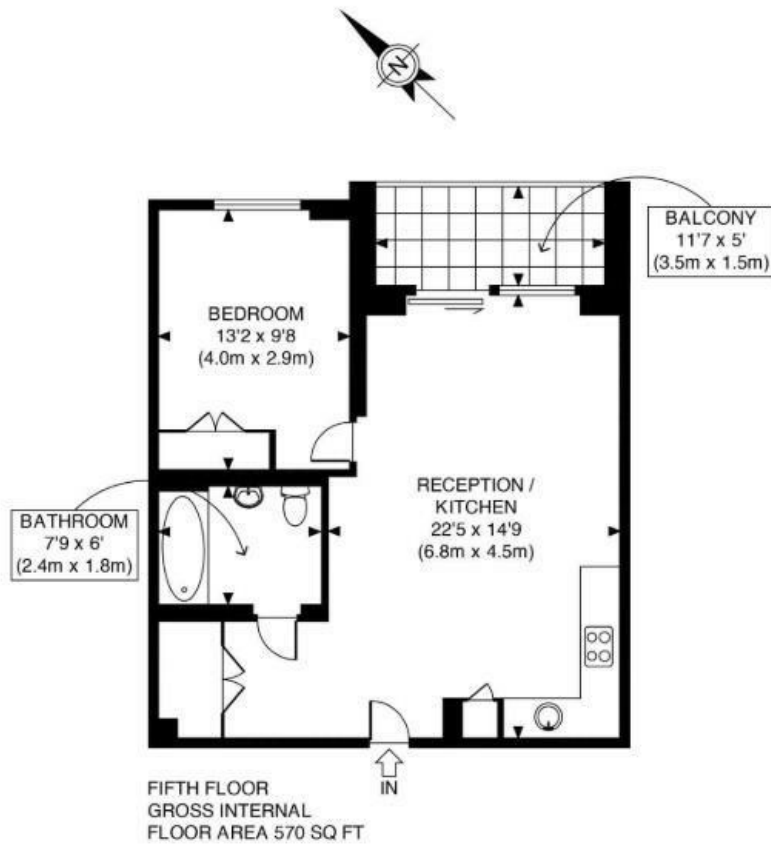
£950,000  
LEASEHOLD

This contemporary one-bedroom apartment, located on the 5th floor of a popular residential development on Edgware Road, offers an ideal urban living experience. With a focus on high-quality finishes, the apartment features entry-phone security for peace of mind, stylish wood flooring throughout the reception areas, and a plush carpet in the bedroom, providing an inviting and comfortable atmosphere.

It includes a wide entrance hall with a convenient storage cupboard and a generous reception room that seamlessly combines with the open-plan kitchen area. This layout not only creates a modern living space but also provides access to a delightful private balcony, perfect for outdoor relaxation or entertaining. The good-sized double bedroom offers ample space and comfort, while the chic bathroom suite complements the overall contemporary style of the apartment.

Ideally situated, residents can take advantage of excellent transport links, with Edgware Road and Paddington stations within walking distance, ensuring easy access to the City and other parts of London. Additionally, the vibrant area offers a plethora of shops, restaurants, and amenities, making it a highly desirable location for city living.

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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	

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

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