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## 50 Garrett Mansions, Edgware Road, London, W2 1EY

### Guide Price £875,000

#### Luxurious 1-Bedroom Apartment in Garrett Mansions, Bayswater

Nestled in the heart of the prestigious Bayswater neighbourhood, Garrett Mansions presents a rare opportunity to own a stunning 1-bedroom, 1-bathroom apartment within a newly constructed, high-end development. This exquisite home is a perfect blend of sophisticated design and exceptional amenities, offering the ultimate modern lifestyle.

#### Apartment Features:

**Spacious, Light-Filled Interiors:** The well-designed, open-plan living area features expansive windows that flood the space with natural light, creating a warm and inviting ambiance.

**Private Balcony:** Step outside to your own private balcony, ideal for morning coffee or evening relaxation with charming views of the surrounding neighbourhood.

**High-End Finishes:** With luxurious wooden flooring, plush bedroom carpeting, and premium fixtures throughout, this home exudes elegance and comfort.

**Designer Kitchen:** The fully fitted, state-of-the-art kitchen includes a built-in oven, induction hob, integrated fridge/freezer, and a sleek breakfast bar for style and convenience.

**Elegant Bathroom:** A serene retreat featuring designer stone tiling, a rainfall shower, and high-end fixtures, offering a spa-like experience in the comfort of your home.

#### Building Amenities:

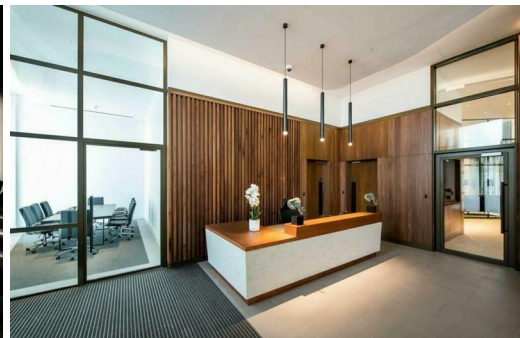
**Exclusive Gym & Spa:** Residents enjoy access to a private fitness centre and a tranquil spa, complete with a sauna and steam room for ultimate relaxation.

**Private Cinema Room:** A luxurious in-house cinema provides the perfect space to unwind with your favourite films in a private setting.

**24-Hour Concierge Service:** A dedicated concierge team is available around the clock to assist with reservations, deliveries, and personalized services to enhance your lifestyle.

#### Prime Location:

Located in the vibrant Bayswater area, Garrett Mansions is surrounded by excellent dining, shopping, and cultural attractions. With convenient access to transport links, including Paddington Station and the upcoming Crossrail.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<p>Energy Efficiency Rating</p> <p>84</p> <p>84</p>	<p>84</p> <p>84</p>	<p>Environmental Impact (CO<sub>2</sub>) Rating</p> <p>84</p> <p>84</p>	<p>84</p> <p>84</p>