



Westmark Tower, West End Gate,  
Newcastle Place,, W2

£5,000 Per Month,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF













## Description

A stunning two-bedroom apartment in this fantastic development with pool and gym. Situated on the 13th floor the property offers almost 800sq ft of lateral living space with great view of London. The accommodation comprises a spacious open plan kitchen and living room leading to a private balcony. The master bedroom is fitted wardrobes and boasts an en-suite bathroom, the second bedroom is a good sized double and there is also a second bathroom. Finished with neutral décor and a mix of new neutral carpets and hard wood floors. Benefits of the development include 24-hour concierge, residents' lounge, cinema, gym and swimming pool. Located close to the transport links and local amenities of both Paddington and Edgware Road. Available, furnished.

2 Bedroom : 2 Bathrooms : 24-Hour Concierge : Lifts : Swimming Pool : Cinema : Gym : EPC Rating B : Westminster Council Tax Band G

## Key Features

- 24-HOUR CONCIERGE
- POOL, GYM, SPA
- WOODEN FLOORING
- PASSENGER LIFTS
- BALCONY
- MODERN DEVELOPMENT

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## WESTMARK TOWER

Approximate Gross Internal Area  
773 sq. ft. (71.8 sq. m.)



Thirteenth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 941283

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.