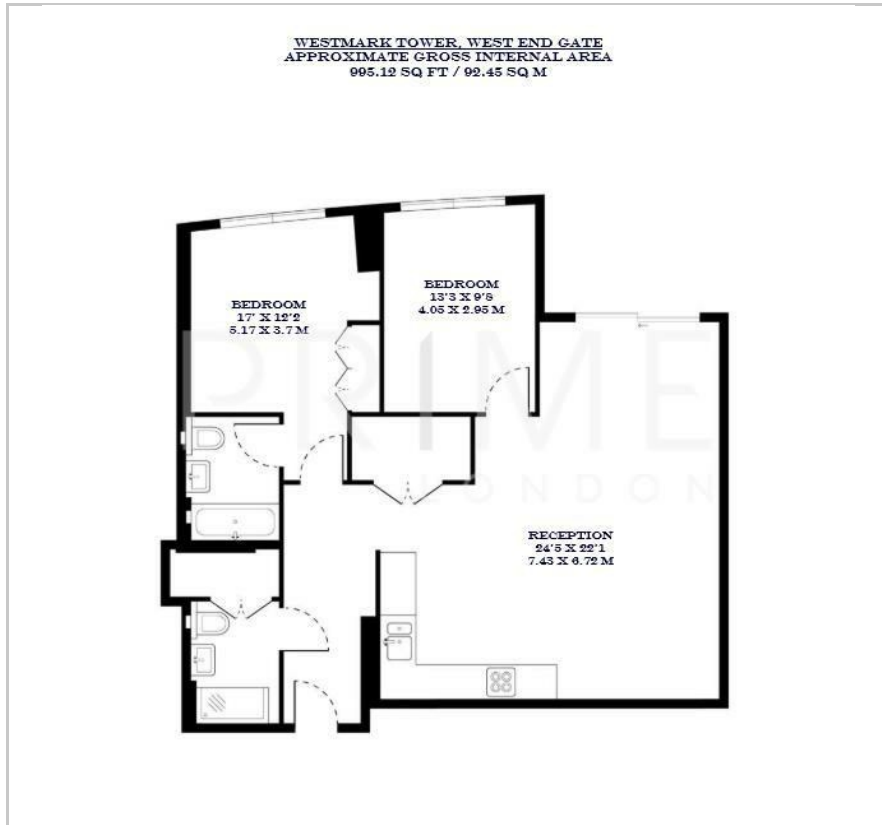




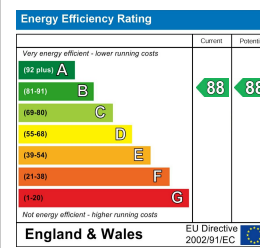
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Two bedroom apartment
- Private balcony and floor to ceiling windows
- A stone's throw from Edgware Road station
- 995 sq ft (92.45 sqm)
- Residents' gym, pool, spa, and cinema room
- 24 hour concierge

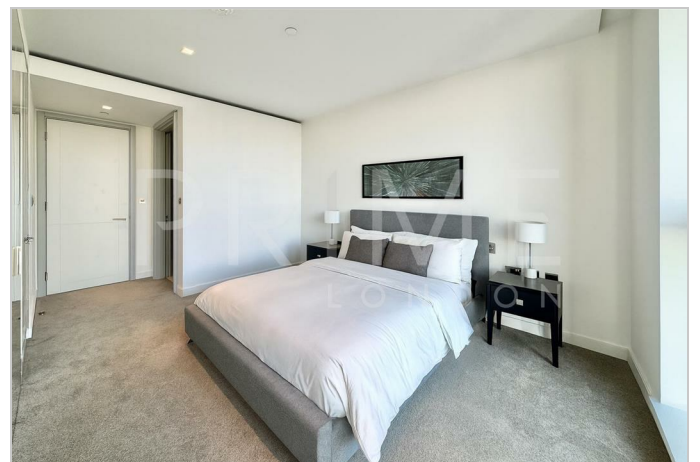
This bright and spacious nineteenth floor two bedroom apartment, located in the vibrant West End Gate development, is available for sale through Prime London.

Offering 995 sq ft (92.45 sqm) of luxurious living space, the property features a large open plan reception and dining area with floor to ceiling windows. The kitchen is fully fitted with integrated appliances. The master bedroom features an en-suite bathroom and built-in wardrobes, whilst the second bedroom benefits from an additional family bathroom. Further features include underfloor heating, comfort cooling, double-glazed windows, and elegant hardwood flooring in the living areas.

Residents of West End Gate enjoy access to an exceptional range of on-site amenities, including 24 hour concierge and security, residents' lounge, meeting rooms, reading area, swimming pool, jacuzzi, spa, fully equipped gym, private dining room, and luxury cinema.

Located moments from Paddington and Edgware Road stations, the development offers excellent transport links across London via the Bakerloo, Circle, District, Hammersmith & City lines, GWR, TfL Rail, and the Heathrow Express.

The apartment is ideally positioned for easy access to Regent's Park, Hyde Park, and Little Venice, with Marble Arch and Oxford Street also within walking distance, offering a wide array of shops, restaurants, cafes, cinemas, and cultural attractions.



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.