



Let **UK** Home

1 Bedrooms

Flat

Located in London

£5,287 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



West End Gate London

W2 1BB



A luxurious interior designed Large one-bedroom 3rd floor apartment set over 583 SqFt (54.2 sq meters) comprising a large open-plan reception room leading onto a private balcony. The fully integrated kitchen with appliances from Siemens and Miele including oven and induction hobs, large fridge freezer and dishwasher and wine chiller all inset into a composite stone work tops. The whole apartment also benefits from comfort cooling.

The apartment has one double bedroom and a family bathroom. This apartment comes complete with large Samsung Smart TVs and Samsung sound bar and is offered with full use of the onsite facilities including Gym, pool, residence lounge area, privet dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

West End Gate is positioned between the tranquil waterways of Little Venice and the stylish mansions of Marylebone and with each reach of the numerous restaurants and shops of the West End. Located next to Paddington/Bayswater and few steps from Edgware Road Underground.

Live in an area renowned for its timeless charm and refined lifestyle, a destination long established as a desirable place to live.

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- 4th Floor
- Great transport links
- Video Entry & CCTV
- Comfort Cooling
- Available furnished or unfurnished
- Interior Designed
- 24-hour concierge
- Lift & Parking
- Gym & Spa
- EPC Rating: B





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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: E

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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