



Let **UK** Home

2 Bedrooms

Flat

Located in London

£1,180,000



info@letukhome.co.uk

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

01795 358 886



287 Edgware Road London

W2 1GN



Let UK Home are delighted to offer this two bedroom apartment in Garrett Mansions, part of West End Gate development.

This property features a meticulously designed open-plan living, kitchen, and a dining room leading to a private balcony with great views, two double bedrooms(master with a wardrobe and en-suite), a large family sized bathroom, and ample storage.

The development is situated between two renowned parks in London. To the south lies Hyde Park, while Regent's Park is to the northeast. The nearby Regent's Canal, famously known as "Little Venice," flows through the area, offering serene and charming water views that create a delightful and refreshing atmosphere.

Along the banks of the Regent's Canal, a variety of restaurants, cafes, and bars abound. World-famous shopping districts such as Mayfair, Soho, and Harrods are within easy reach, with the West End shopping paradise just a short stroll away, allowing residents to fully enjoy the excitement and endless pleasures of London.

West End Gate will offer high-quality leisure facilities, including a spacious, five-star hotel-style lobby, a 20-meter swimming pool, a spa area with a sauna and steam room, and a fully equipped gym adjacent to rest rooms. Additionally, the development will feature a private cinema and a comprehensive security system.

287 Edgware Road London

£1,180,000 Leasehold



- 9th Floor
- 24h Security
- Cinema & Game Room
- Swimming Pool
- Sauna & Steam Room
- Concierge Service
- The Gym
- Residents Lounge
- The Spa
- EPC Rating: B



Two Bedroom Apartment Type N

Apartment			Key
Level	9 & 10		W Wardrobe
Kitchen / Living Room	6.71 x 3.28m	22'0" x 10'7"	C Cupboard
Bedroom 1	5.29 x 2.75m	17'3" x 9'0"	U Utility
Bedroom 2	3.15 x 3.51m	10'3" x 11'5"	
Total Internal Area	71.49 m ²	769.50 ft ²	

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: F

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		
(69-80) C	84	84
(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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