

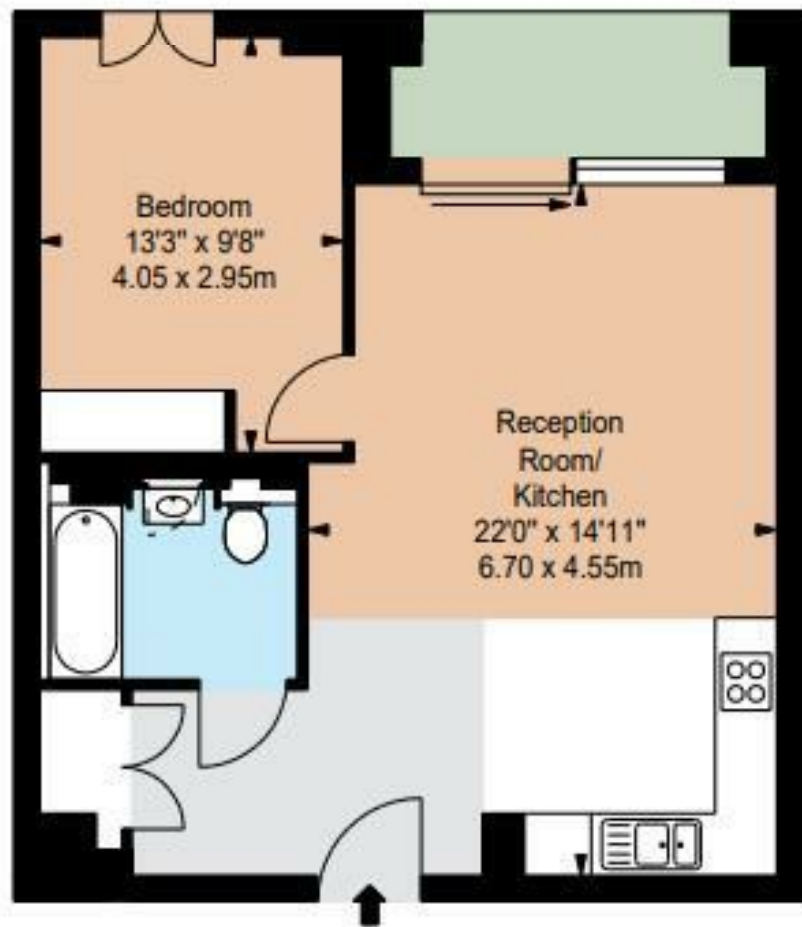


## Edgware Road, London, W2 £4,961 Per Month Furnished

A luxurious interior designed second floor apartment set over 584 SqFt 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, dishwasher and wine chiller all inset into a composite stone work tops, a double bedroom and modern bathroom. The whole apartment also benefits from comfort cooling.

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, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.





SECOND FLOOR

APPROX. GROSS INTERNAL AREA \*  
584 Ft<sup>2</sup> - 54.25 M<sup>2</sup>

Property Details:

**FLAT 20**  
**GARRETT MANSIONS**  
**WEST END GATE**  
**EDGWARE ROAD**  
**LONDON**  
**W2**

**SCALE**

1:100 @ A4

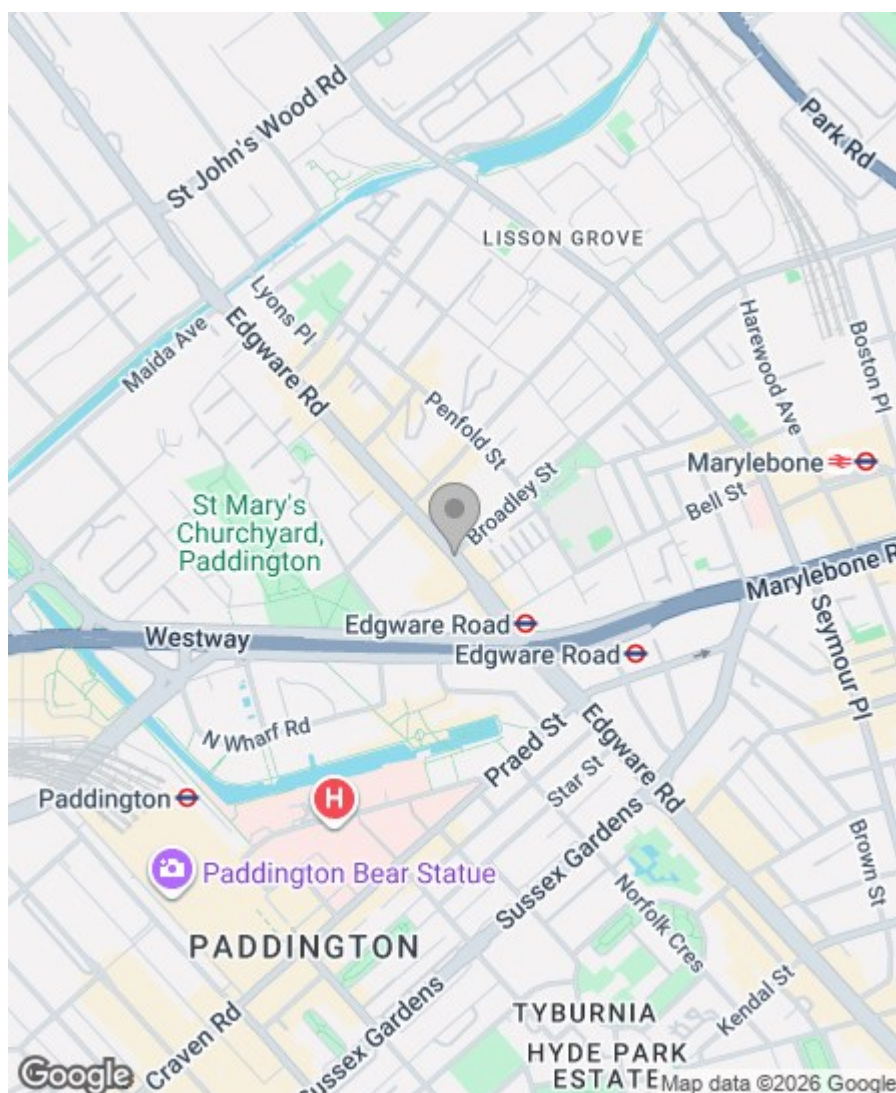
Plans Drawn: 14.01.2020

## Property Overview

|            |                  |
|------------|------------------|
| Location   | , W2             |
| Price      | £4,961 Per Month |
| Bedrooms   | 1                |
| Bathrooms  | 1                |
| Receptions | 1                |
| Council    |                  |
| Tax Band   | E                |
| Furnishing | Furnished        |

## Key Features

- Balcony
- Interior Designed
- Fully Integrated Kitchen
- Open plan Reception Room
- Gym with Pool
- 24 Hr Concierge
- Residence Lounge Area
- Cinema Room
- Comfort Cooling
- Great Transport Links



## Energy Efficiency Rating

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

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