



PERFECT PILLARS  
Supporting You



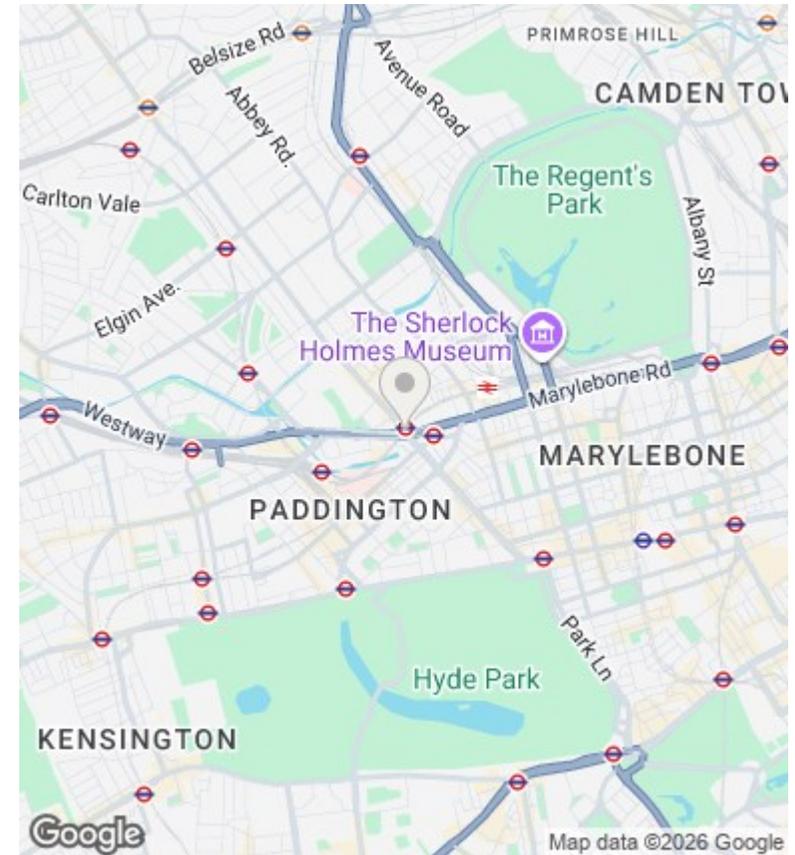
## Plot 8.3.4, 286 Edgware Road, London, W2 1BY

Asking price £799,000

- Located in one of central London's most prestigious areas
- Just a minute's walk from Edgware Road station
- Large bedroom with private balcony
- Estimated completion Q2 2026
- Residents' cinema, pool, gym & spa
- Private landscaped courtyard gardens
- 24-hour concierge service
- Peppercorn ground rent
- 999 years lease from 2022
- Rental estimate £3,500 per calendar month

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

New Build

EPC Rating: