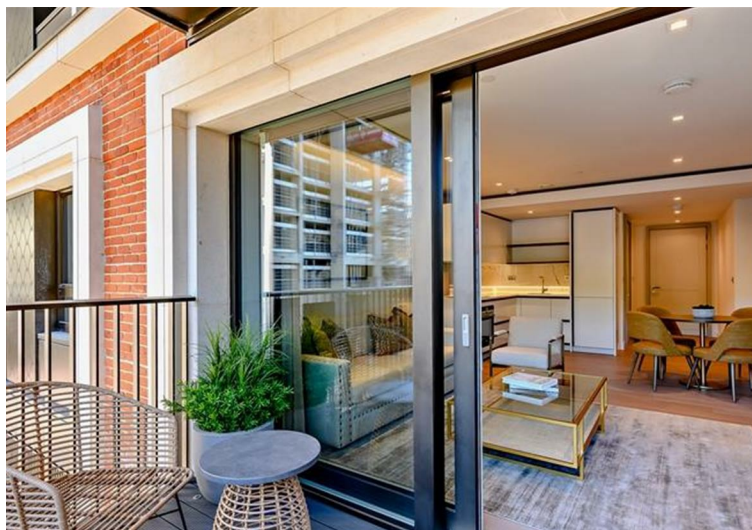
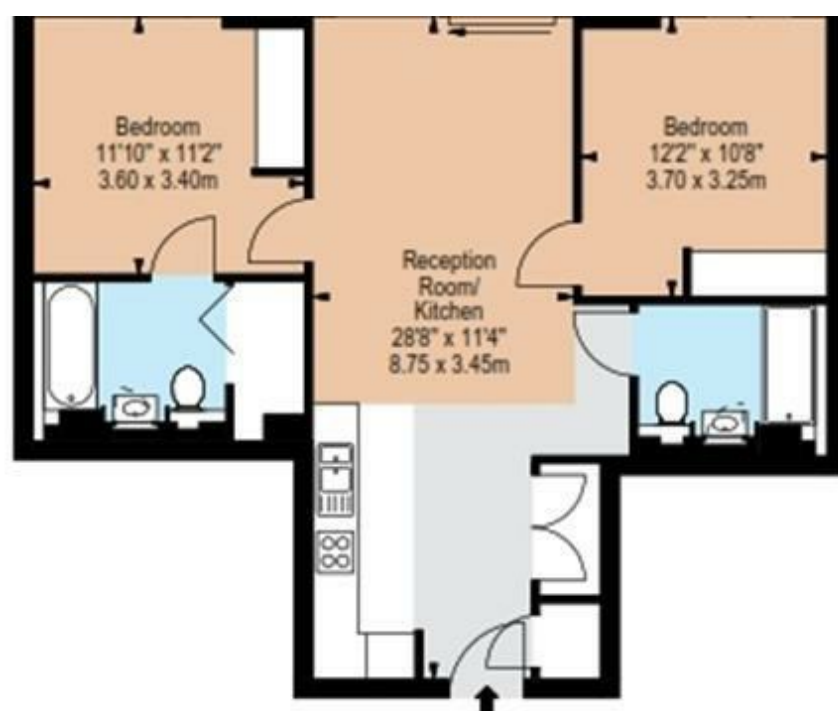




Garrett Mansions, Edgware Road, London £7,020 Per Month Furnished/unfurnished

A luxurious interior designed two bedroom second floor apartment set over 764 Sq Ft 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 two double bedrooms with the master including an en-suite 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, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.





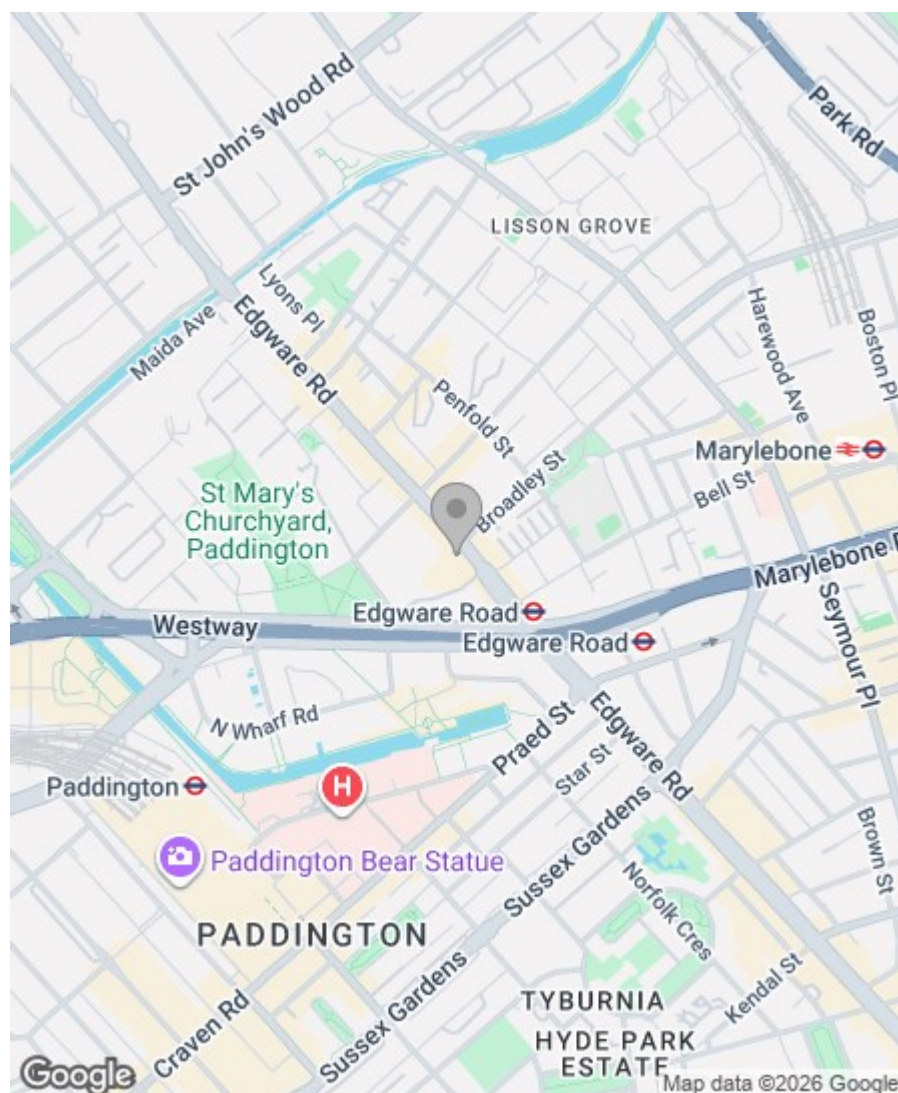
SECOND FLOOR

Property Overview

Location	Paddington, W2
Price	£7,020 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	F
Furnishing	Furnished/unfurnished

Key Features

- 2 Bedrooms
- 2 Bathrooms
- Balcony
- Garden View
- Open Plan Reception Room
- Gym with Pool
- 24hr Concierge
- Residence Lounge Area
- Cinema Room



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).