



**BEAUCHAMP  
ESTATES**

Edgware Road

WESTMINISTER





Luxurious apartment in the modern West End Gate development.



## Exterior

A luxurious and modern apartment on the second floor (with lift) of the modern West End Gate development with swimming pool and gym.

## Highlights

- High-spec finishes throughout
- Samsung Smart TVs and Samsung sound bar





## Interiors

Set over 548sq ft, the apartment comprises a large open-plan kitchen living room leading out to a private balcony. The property boasts a high-spec finishes throughout, wooden flooring and 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, conference facilities, 24-hour concierge and cinema room.



## Features

- 24/7 Concierge
- Balcony
- Gym
- Lift
- Swimming Pool

## Location

Located between Little Venice and Marylebone, Garrett Mansions benefits from the abundance of local amenities from independent boutiques, fine-dining, and stunning canals, the area is renowned for, as well as Hyde Park a 15 minute walk away. There are numerous transport links are within walking distance, Edgware Road Underground Station (Circle & Hammersmith, and Circle & District Lines) and London Paddington are within minutes away providing access to the rest of the city, and Heathrow Airport.



# Terms

Price: £995 per week

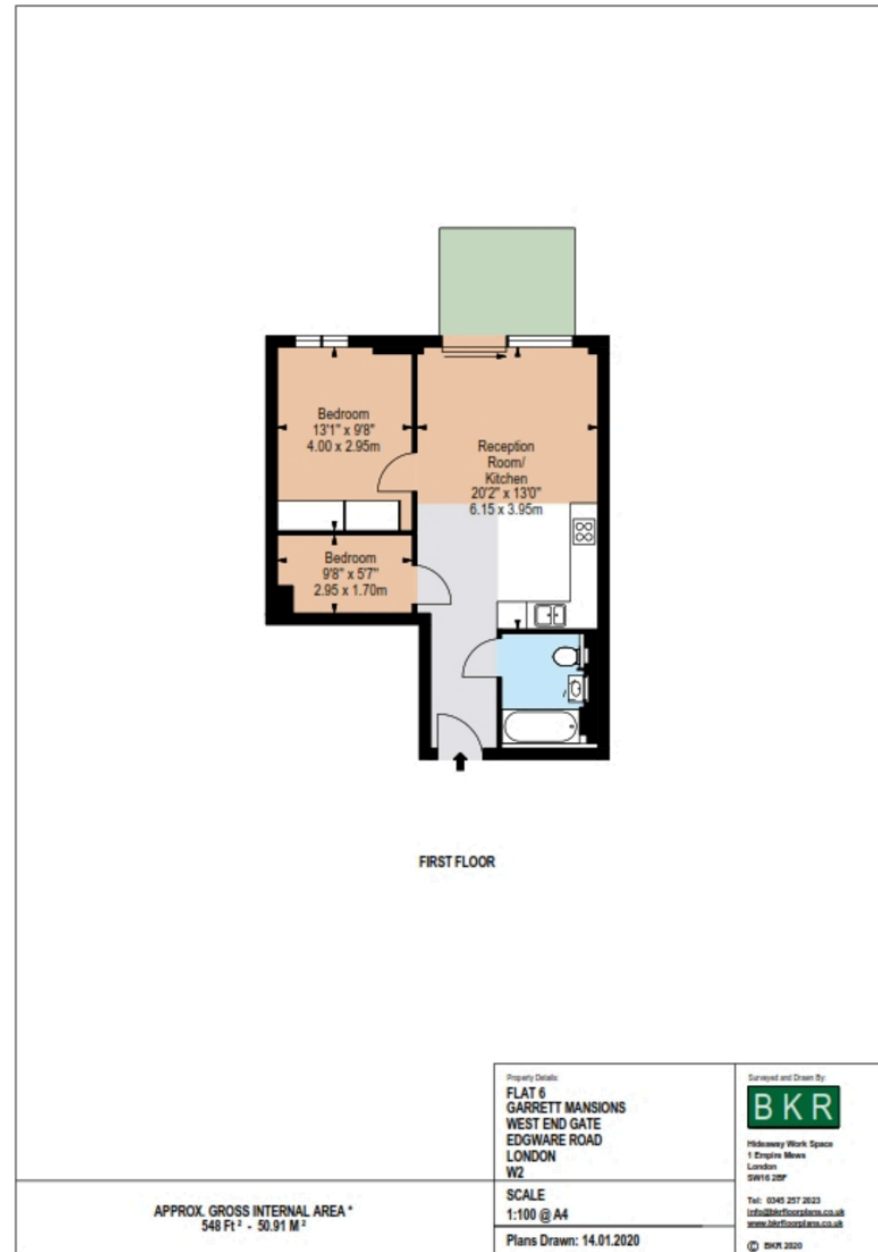
Tenure:

Local Authority: Westminster City

Council Tax: E

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92+) <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> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92+) <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> Not environmentally friendly - higher CO <sub>2</sub> emissions	
84	84	95	95
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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