



WEST END GATE, PADDINGTON BASIN, W2 1EY

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A luxurious interior designed two-bedroom 2nd floor apartment set over 764 SqFt comprising open-plan reception room leading onto a private balcony. Benefits include comfort cooling, smart television, and full use of the on site facilities including gym, indoor pool, residents lounge area, private dining room, conference facilities, 24 hour concierge and a cinema room.

Garrett Mansions forms part of the new West End Gate development located within moments of Paddington Basin and Edgware Road's extensive amenities. The nearest tube station is Edgware Road (Bakerloo, Circle, District and Hammersmith & City lines) - 0.1 mile whilst Paddington mainline and tube stations are within half a mile.

PLEASE NOTE THAT THE PHOTOS ARE OF THE SHOW FLAT AND NOT THE FLAT ITSELF. THE SIZE AND LAYOUT MAY VARY BUT THE QUALITY AND STANDARDS WILL BE THE SAME.

- PLEASE NOTE PHOTOS ILLUSTRATIVE ONLY • 2 Bedrooms • 2 Bathrooms • Reception Room with Open Plan Kitchen • Private Balcony • Lift • 24 Hour Concierge • Underground Parking • Residents Private Gym, Spa, Sauna, Swimming Pool • Residents Cinema Room & Meeting Rooms

EPC Rating: B Council Tax Band: F

**£1,418 PER WEEK**

**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.





















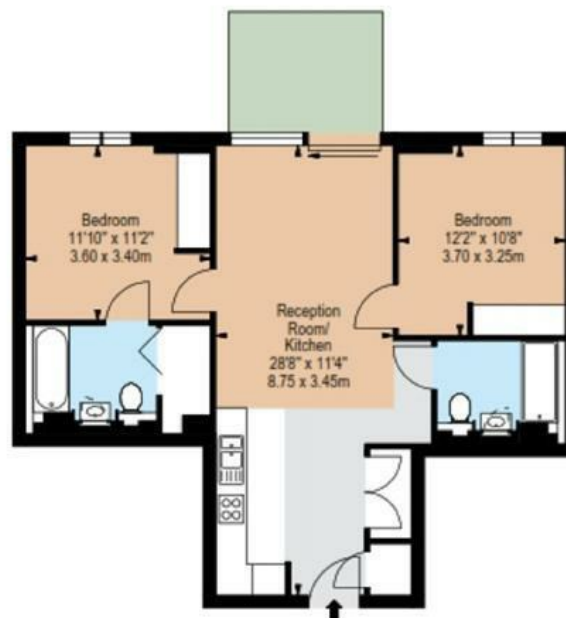












SECOND FLOOR

APPROX. GROSS INTERNAL AREA \*  
762 Ft<sup>2</sup> - 70.78 M<sup>2</sup>

Property Details:  
**FLAT 15**  
**GARRETT MANSIONS**  
**WEST END GATE**  
**EDGWARE ROAD**  
**LONDON**  
**W2**

SCALE  
1:100 @ A4

Plans Drawn: 14.01.2020

Surveyed and Drawn By:



15 Downey Work Space  
1 Empire Works  
London  
SW16 2DP

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