

**GARRETT MANSIONS, WEST END GATE, LONDON W2 1EY**



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A two-bedroom 4th floor apartment, 830 sq ft, located within this luxury new development offering the best of contemporary living with on-site facilities including a gym, indoor swimming pool, residents' lounge and private dining rooms, conference room, and a cinema. The apartment features floor-to-ceiling windows and open plan living spaces, a private balcony and has the added benefit of comfort cooling. 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.

PHOTOS FOR ILLUSTRATION ONLY AND MAY NOT DEPICT THE ACTUAL APARTMENT

• 2 BEDROOMS • BATHROOM • RECEPTION ROOM • OPEN PLAN KITCHEN • PRIVATE BALCONY • LIFTS • 24 HOUR CONCIERGE • UNDERGROUND PARKING & BIKE STORE • RESIDENTS GYM, SAUNA, SWIMMING POOL & SPA • RESIDENTS CINEMA, LOUNGE, DINING & MEETING ROOMS

EPC Rating: B Council Tax Band: F

**£1,733 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

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.

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**020 7722 3322**

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