



Edgware Road, London  
W2

GARTONJONES.COM



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, W2

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£1,130 Per Week

A stunning luxurious two-bedroom 769sqft (71sqm) apartment located in the highly popular Garrett Mansions, Located on the 9th floor. The accommodation offers modern open plan living with a impressive reception area leading to a balcony with a good aspect, fully integrated kitchen including an oven, fridge freezer and dishwasher. The master bedroom has access to an impressive en-suite followed by a further bedroom and a guest bathroom. Further benefits include comfort cooling, underfloor heating, and storage space. Onsite residents have access to a wealth of luxury facilities with exclusive access to a swimming pool, indoor gym, lounge area, private dining room, cinema room and 24-hour concierge. The development's location is convenient for Paddington & Edgware Road stations situated 0.3 & 0.2 of a mile respectively, providing access around London via Bakerloo, District, Circle, Hammersmith & City lines. Hyde Park & Kensington Gardens all within easy reach. If you are looking for the perfect apartment in a central location, please do get in touch.

\*\*Please note furniture may differ to that shown in the current photo\*\*

6 Weeks Security Deposit  
12 Month Tenancy  
Council Tax — Westminster City Council — Band B

EPC -B (86)


- Two Bedrooms
- 769sqft (71sqm)
- 9th Floor
- Balcony
- Highly Popular Development
- First Class Facilities
- Swimming Pool, Indoor Gym, Lounge Area, Private Dining Room, Cinema Room
- 24 Hour Concierge
- Close to Paddington & Edgware Road Stations
- EPC-B (86)



EPC certificate available on request.

Two Bedroom Apartment  
Type N



Apartment	3.9.4, 3.10.4			<b>Key</b> W Wardrobe C Cupboard U Utility
Level	9 & 10			
Kitchen / Living Room	6.71 x 3.28m	22'0" x 10'7"		
Bedroom 1	5.29 x 2.75m	17'3" x 9'0"		
Bedroom 2	3.15 x 3.51m	10'3" x 11'5"		
<b>Total Internal Area</b>	<b>71.49 m²</b>	<b>769.50 ft²</b>		

Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of properties may vary. North arrow refers to site plan.



