

WEST END GATE, WESTMINSTER, W2





### Key Features

- Elegant one-bedroom apartment
- Luxurious open-plan reception flooded with natural light
- Modern kitchen appliances & composite stone worktops
- Access to onsite gym, cinema, sauna and pool available
- Close to local amenities

### Description

An elegant one-bedroom apartment situated on the 4th floor of the impressive West End Gate development in Edgware. It comprises a beautifully interior designed reception area and adjoining open-plan kitchen with fully integrated Miele and Siemens appliances. The kitchen features a wine chiller, induction hobs and gorgeous worktops made from composite stone. With bright floor length windows and direct access to the fantastic private balcony from the living room, this apartment is perfect for socialising. The gorgeous double bedroom has been interior designed to a very high standard with contemporary furnishings, and the bathroom features a dark marble finish. The reception area provides ample light and is equipped with a Samsung Smart TV and Samsung sound bar. The apartment features comfort cooling throughout and is also pet friendly. The building itself offers residents amazing facilities such as a swimming pool, sauna, steam room, cinema and board rooms, a gym and 24-hour concierge. Car parking, lifts and bike storage are also available, plus an onsite building manager for maintenance emergencies.

### Situation

This stylish apartment is located near the vibrant areas of Paddington and Little Venice, with plenty of transport links, shops and restaurants. The closest tube station is Edgware Road (Circle and District, Hammersmith and City, Bakerloo lines), only a 4-minute walk away.

**WEST END GATE,  
WESTMINSTER, W2**

## Terms

**Price:** £1,129.38 per week

**Furnished/Unfurnished:** Furnished or Unfurnished


**Local Authority/Council Tax:** Westminster Band E £1,189.42

**Viewing** To view, please call 020 7043 8431

**Parking** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	84	84
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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