

**WEST END GATE, WESTMINSTER, W2**





### Key Features

- Beautiful two-bedroom apartment
- High-spec kitchen appliances & composite stone worktops
- Direct access to fantastic private balcony
- Access to onsite gym, cinema, sauna and pool available
- Close to local amenities

### Description

A beautiful two-bedroom apartment situated on the 3rd floor of the magnificent West End Gate development in Edgware. It comprises a wonderfully spacious reception area and a large 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 stylish double bedrooms have been refurbished to a very high standard with modern furnishings, and of the two bathrooms, one of them is an ensuite with a bath. 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 boardrooms, 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 elegant 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 & City, Bakerloo lines), only a 4-minute walk away.

**WEST END GATE,  
WESTMINSTER, W2**

Terms

**Price:** £1,556.00 per week


**Furnished/Unfurnished:** Furnished or Unfurnished

**Local Authority/Council Tax:** Westminster Band F £1,405.67

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

**Parking** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees.  
We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| 92-100 <b>A</b>                             | 85      | 85  |
| 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 |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |



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