

WEST END GATE, WESTMINSTER, W2





### Key Features

- Stunning three-bedroom apartment with private balcony
- Luxurious open-plan reception flooded with natural light
- High-spec kitchen appliances & composite stone worktops
- Access to onsite gym, cinema, sauna and pool available
- Close to local amenities

### Description

A magnificent three-bedroom apartment situated on the 2nd floor of the impressive West End Gate development in Edgware. It comprises a beautifully interior designed reception area and 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 luxurious private balcony from the living room, this apartment is perfect for socialising. The three double bedrooms are both individually designed, one of which is a master with an ensuite that includes a bath. The apartment features comfort cooling throughout and is also pet friendly. The building itself offers residents incredible facilities such as a swimming pool, sauna and steam room, cinema and board rooms, a gym, a lounge and a 24-hour concierge. Car parking, lifts and bike storage are also available, plus an onsite building manager for emergencies and maintenance.

### Situation

This stunning 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**



*A magnificent three-bedroom apartment situated within the impressive West End Gate development.*



## Terms

**Price:** £1,903.00 per week

**Furnished/Unfurnished:** Furnished or Unfurnished

**Local Authority/Council Tax:** Westminster Band G £1,440.22

**Viewing:** To view 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)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



 M2property

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