

WEST END GATE, WESTMINSTER, W2





### Key Features

- Magnificent 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 magnificent two-bedroom apartment situated on the 2nd floor of the prominent West End Gate development in Edgware. It comprises a 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 beautiful composite stone worktops. 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 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 a 24-hour concierge. Car parking, lifts and bike storage are also available, plus an onsite building manager for maintenance emergencies.

### 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 & City, Bakerloo lines), only a 4-minute walk away.

**WEST END GATE,  
WESTMINSTER, W2**

## Terms

**Price:** £1,551.00 per week

**Furnished/Unfurnished:** Furnished or Unfurnished

**Local Authority/Council Tax:** Westminster Band F £1,317.40

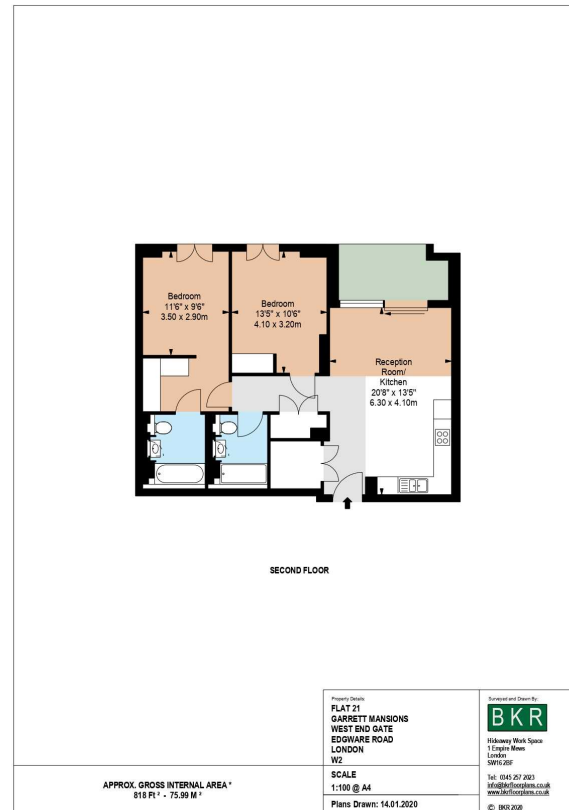
**Viewing** To view call 020 7043 8431

**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	85	85
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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