



This luxurious flat offers an exquisite living experience and an array of amenities in the heart of Paddington.

- Interior Designed with luxury furniture
- Private Balcony
- On-site Gym
- Spa and swimming Pool
- Cinema Media Room
- Board Room
- 24 hour concierge
- CCTV

### **Edgware Road, Paddington, London W2**

Introducing a recently refurbished apartment with a balcony available for rent in the esteemed West End Gate development, situated on Edgware Road in London.

This luxurious flat offers an exquisite living experience and an array of amenities in the heart of Paddington.

As the first tenant of this beautiful residence, you'll have the privilege of enjoying the brand-new features and enhancements. Immerse yourself in the opulence and comfort that this modern development provides.

Residents of this prestigious address gain exclusive access to a wealth of luxury amenities. The 24-hour concierge service ensures that your needs are met at any time, adding a touch of convenience and security to your daily life. Indulge in the state-of-the-art spa, boasting a swimming pool, sauna, steam room, and treatment rooms. It offers a haven of tranquility, allowing you to unwind after a long day. Stay in peak physical condition at the state-of-the-art gymnasium, or escape into the world of cinema in the dedicated cinema room. Additionally, a meeting room is available for professional needs.

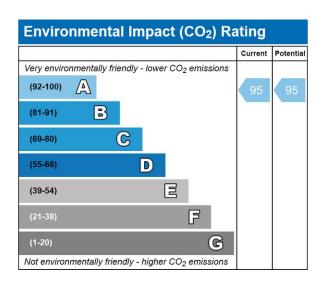
But let's hear what local residents have to say about the location. They describe it as a unique and prestigious setting, situated between the lush green spaces of Hyde Park and Regents Park. This prime location provides unparalleled access to some of London's most renowned landmarks and attractions. As you step outside, you'll find yourself in close proximity to Edgware Road Station, a mere minute away, and Paddington Station just a short walk away. These excellent transport links ensure easy connections to the rest of the city, making your daily commute or exploring the vibrant surroundings effortless.

The apartment's enviable location also offers access to world-class shopping destinations. Take a leisurely stroll to Hyde Park and relish in its natural beauty, or indulge in a shopping spree on Oxford Street. Here, you'll discover famous department stores such as Selfridges and Marks and Spencer, as well as high-end boutiques along Bond Street, showcasing the crème de la crème of fashion, jewellery, and watches.

The surrounding neighborhood is teeming with a diverse range of eateries, cafes, and restaurants, catering to all tastes and preferences. Local residents praise the culinary scene, describing it as vibrant and eclectic. From international cuisines to local favorites, there's something to satisfy every palate.

Be the first to experience the refined living offered by this recently refurbished apartment in the prestigious West End Gate

| Energy Efficiency Rating                    |   |   |         |           |  |  |  |
|---|---|---|---------|-----------|--|--|--|
|   |   |   | Current | Potential |  |  |  |
| Very energy efficient - lower running cost  |   |   |         |           |  |  |  |
| (92-100) <b>A</b>                           |   |   |         |           |  |  |  |
| (81-91)                                     |   |   | 87      | 87        |  |  |  |
| (69-80)                                     |   |   |         |           |  |  |  |
| (55-68) D                                   |   |   |         |           |  |  |  |
| (39-54)                                     |   |   |         |           |  |  |  |
| (21-38)                                     | F |   |         |           |  |  |  |
| (1-20)                                      |   | G |         |           |  |  |  |
| Not energy efficient - higher running costs |   |   |         |           |  |  |  |



#### **CONTACT US**

Have a question for us? Please get in touch.

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