

2 Bedroom 2 bath Flat, Edgware Road, Paddington, London W2

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Fully Furnished 2 Bedroom Apartment with Balcony to Rent on Edgware Road in in West End Gate, the luxury new building in London W2.

- Available Furnished or Unfurnished
- 360° Tour available
- Walk Through Video available
- Apartment in the luxury new building
- Interior Designed with luxury furniture
- Private Balcony
- On-site Gym
- Spa and swimming Pool

#### Q INVESTMENTS INTERNATIONAL

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## Edgware Road, Paddington, London W2

Fully Furnished 2 Bedroom Apartment with Balcony to Rent on Edgware Road in West End Gate, the luxury new building in London W2.

This luxurious interior designed two-bedroom 3rd floor apartment set over 763 square feet comprises a large open-plan reception room leading onto a private balcony. The fully integrated kitchen with appliances from Siemens and Miele including oven and induction hobs, large fridge freezer and dishwasher and wine chiller all inset into a composite stone work tops. The apartment has two double bedrooms with the master including an En-suite and a family bathroom. The whole apartment also benefits from comfort cooling.

This apartment comes complete with large Samsung Smart TVs and Samsung sound bar and is offered with full use of the onsite facilities including Gym, pool, residence lounge area, privet dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

Furthermore residents have access to a large number of luxury amenities, including; a 24 hour concierge service, spa complete with swimming pool, sauna, steam room and treatment rooms, state of the art gymnasium and cinema room and meeting room.

The state-of-the-art wellness suite provides the perfect place to unwind after long day.

Apartment is located in one of London's most prestigious postcodes between Paddington and Marylebone. This is a unique location, placed between Hyde Park and Regents Park. The development provides fantastic transport links being located only a minute from Edgware Road Station and a short walk away from Paddington Station.

The property is a short walk away from the green spaces of Hyde Park as well as the shopping destinations of Oxford Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 🛕		
(81-91)	84	84
(69-80)		
(55-68) D		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potent	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	94	94	
(81-91)			
(69-80)			
(55-68) D			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO2 emissions			

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### **CONTACT US**

Have a question for us? Please get in touch.

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