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69-71 PARK ROAD
LONDON NW1 6XU
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GARRETT MANSIONS WEST END GATE LONDON, W2

LEASEHOLD

ASKING PRICE £995,000
SUBJECT TO CONTRACT

MUTIPLE AGENT

Garrett Mansions is a beautifully crafted new development comprising a selection of one, two and three bedroom apartments, with full concierge services as well as luxurious amenities including a residents gym, sauna & swimming pool.

Garrett Mansions is located between the waterways of Little Venice and fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals this area is renowned for. The building displays an attractive blend of innovative and classic architecture, and boasts ample outside space. Garrett Mansions is walking distance from highly efficient transport links including Marylebone, Edgware Road and Paddington station, making it accessible from all areas of London. On-site, residents can enjoy access to concierge services as well as gym and sauna facilities, and a swimming pool. The development also offers access to an oasis of private landscaped gardens.

Apartment 36 (One Bedroom) is situated on the fourth floor with luxurious living accommodation extending to 584 sq.ft. The open plan reception room incorporates a dining area and fully fitted open plan kitchen, with a spacious principal bedroom suite. The apartment further benefits from a private balcony accessed from the living room.

Transport links surrounding Garrett Mansions in Zone 1 include tube stations such Edgware Road, Warwick Avenue & Marylebone Station which are served by the Circle, District, Bakerloo and Hammersmith & City lines. London Paddington is just a nine minute walk away and provides direct access to Heathrow airport with the express train that runs every 20 minutes. The A40 Westway which sits just South of Garrett Mansions is a major thoroughfare into central London joining the Marylebone Flyover and out to the West. The A5 and A41 provide convenient routes out to the North, where the M1 and M25 are easily reached.

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ACCOMMODATION

- One Bedroom
- One Bathroom
- Open Plan Living Room/Kitchen

COUNCIL TAX	Westminster
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AMENITIES

- Every apartment benefits from outside space
- Two passenger lifts
- Video entry system with each individual apartment handset/screen
- 24 hour concierge and CCTV
- Swimming pool
- Sauna & steam room facilities
- Gym and personal training facilities
- Cinema room
- Access to private residents' gardens
- Excellent transport connections including a Zone 1 tube station 2 minutes' walk away. Paddington Station is a 9 minute walk away
- Concierge service
- On-site building manager
- Car parking and bike storage facilities
- Conference rooms
- Direct access to Edgware Road

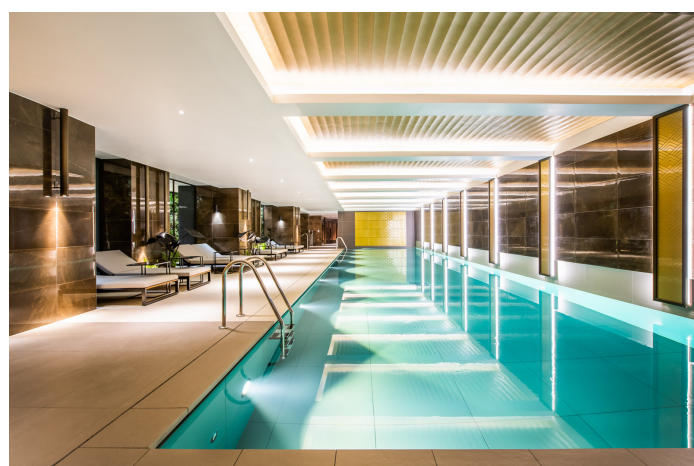
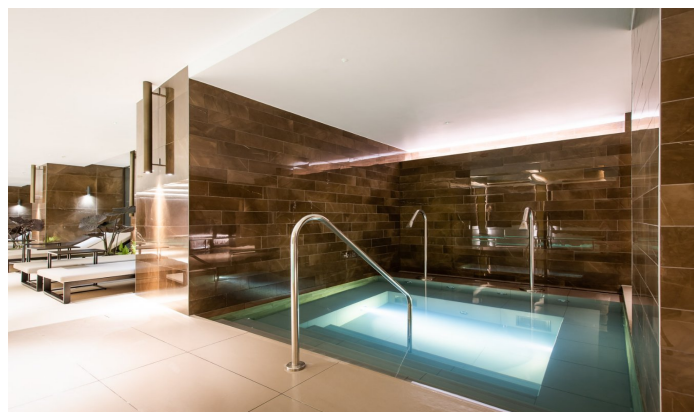
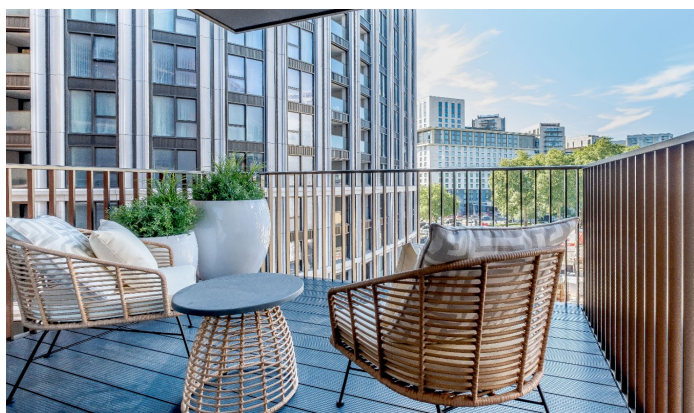
IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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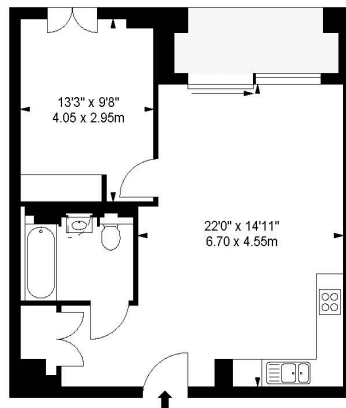
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THIRD FLOOR

APPROX. GROSS INTERNAL AREA * 584 Fl ² - 54.26 M ²	<small>Property Details:</small> FLAT 30 GARRETT MANSIONS WEST END GATE EDGWARE ROAD LONDON W2	<small>Surveyed and Drawn By:</small> BKR <small>Hideaway Work Space 1 Empire Mews London SW16 2EP</small>
	<small>SCALE</small> 1:100 @ A4	<small>Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk</small>
	<small>Plans Drawn:</small> 14.01.2020	<small>© BKR 2020</small>

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