



**Apartment 8.5 Asquith House, 1 Segrave Walk, London, W2
1BN**

 0  1  1  B



Set within the prestigious West End Gate development, this impeccably presented studio apartment in Asquith House offers contemporary luxury in the heart of W2.

Designed to maximise space and natural light, the apartment features a sleek open-plan kitchen with premium integrated appliances, bespoke cabinetry and elegant finishes throughout. Thoughtfully designed storage and a refined interior create a stylish, practical home with exceptional attention to detail.

Residents enjoy exclusive access to first-class amenities, including a 24-hour concierge, state-of-the-art gym, private cinema, residents' lounge and beautifully landscaped gardens.

Perfectly positioned moments from Hyde Park, Paddington Station and the Elizabeth Line, West End Gate offers outstanding connectivity alongside easy access to Marylebone, Connaught Village and the West End's renowned shopping, dining and cultural attractions.

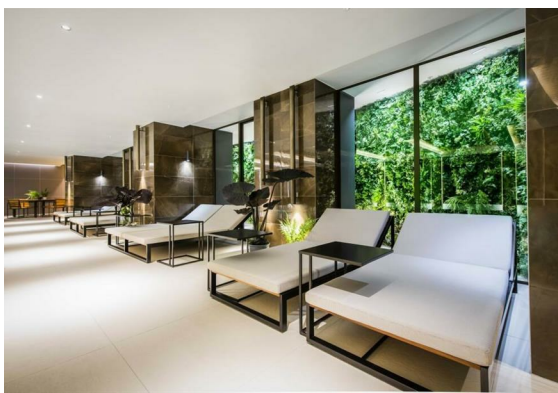
A superb opportunity to acquire a luxury London residence or investment within one of Central London's most sought-after developments. Photos digitally staged for example purposes.

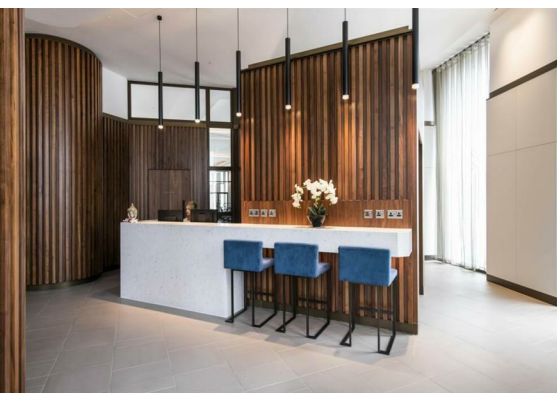
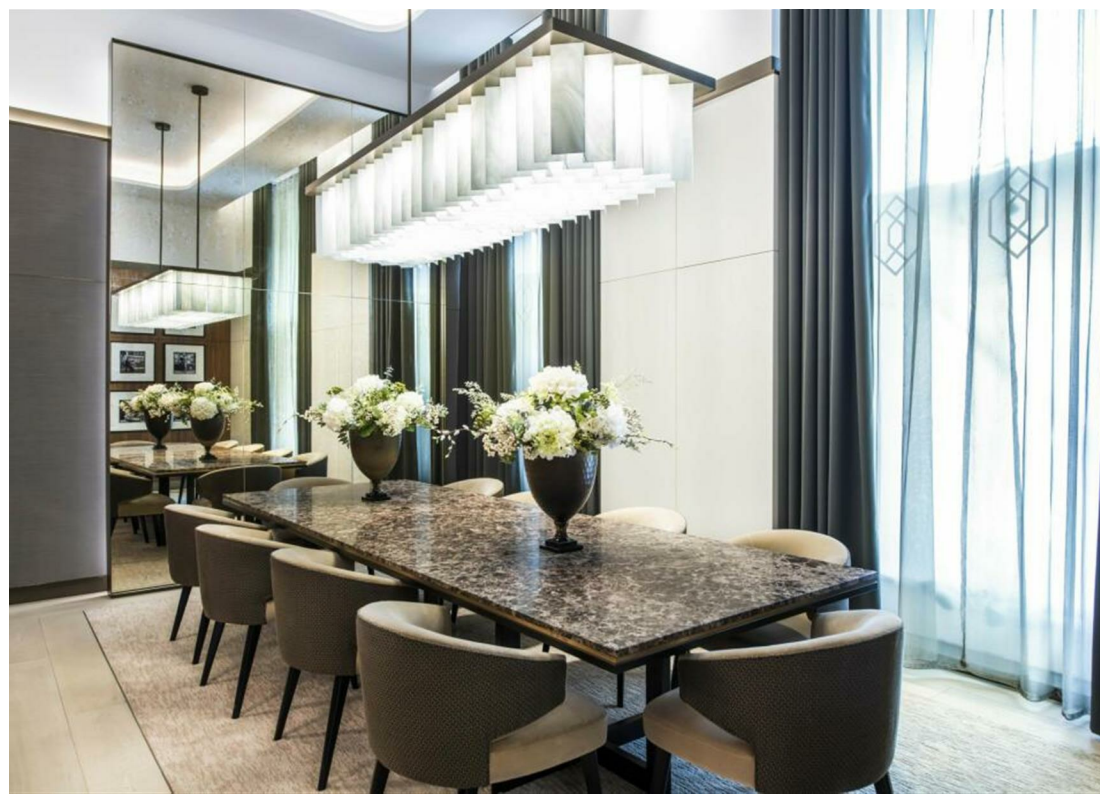
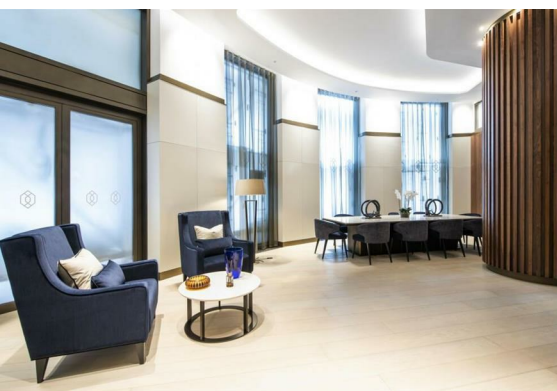
Leasehold: 993 Years remaining approximately
Ground rent amount: Approx. £500pa
Review period: Ask agent
Service charge amount: Approx. £4,108.72pa
Review period: Ask Agent
Council tax band: E - Westminster

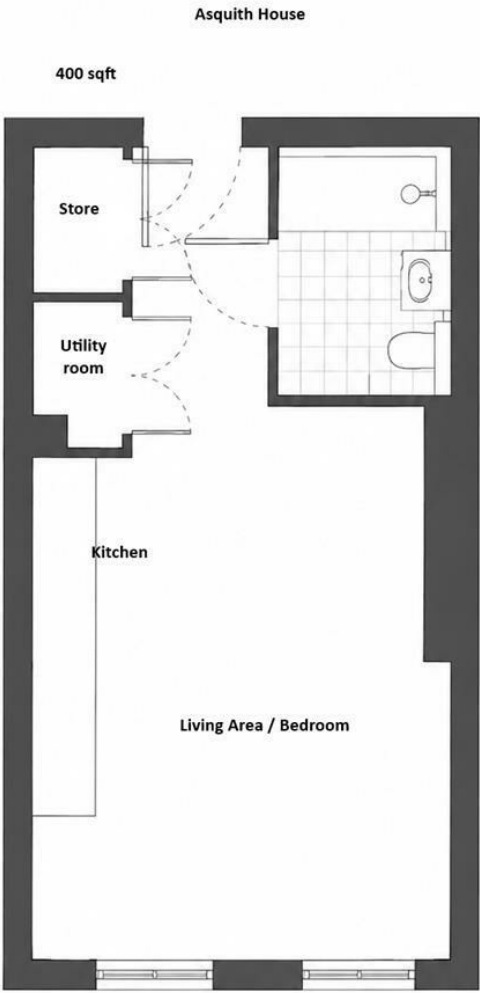
Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit the Council Website, Planning & Building Control







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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