

CHARMILL

RESIDENTIAL



Garrett Mansions, Paddington W2

£1,740



Edgware Road



Description

A luxurious interior designed two bedroom 4th floor apartment set over 830 Sq Ft comprising a large open-plan reception room leading onto a private balcony, a fully integrated kitchen with appliances from Siemens and Miele including oven and induction hobs, large fridge freezer, dishwasher and wine chiller all inset into a composite stone work tops, two double bedrooms with the principal bedroom including an en-suite and a family bathroom. This property further benefits from a large Samsung Smart TVs and Samsung sound bar and is offered with full use of the onsite facilities including Gym, pool, residence lounge area, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

Garret Mansions offers easy access to a number of transport links such as Paddington station (Bakerloo, Hammersmith & City, Circle, District lines, Elizabeth line and Heathrow Express) and Edgware Road station (Circle, District and Bakerloo lines).

- Two double bedrooms
- Two bathrooms
- On-site facilities
- Video entry system
- Resident gym, pool, cinema and lounge
- Open plan kitchen/reception room
- Private balcony
- Porter
- Furnished/unfurnished



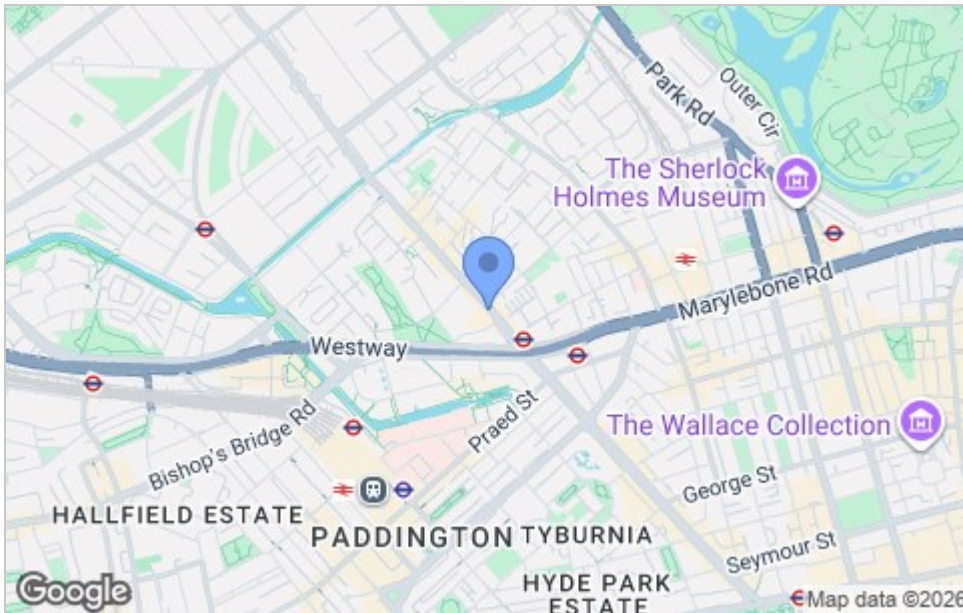


Floor Plan



FOURTH FLOOR

Area Map



Viewing

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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