



414 - 416 Edgware Road, W2

£1,600 Per Month

Curtis and Parker present to you this amazing located one bedroom flat situated on the first floor in Edgware Road.

The property comprises a bright reception, open plan kitchen, a double size bedroom and a bathroom.

It benefits from gas central heating, ample natural lights and many amenities nearby.

Edgware Road is located in London's London City Centre neighbourhood. London Palladium Theatre and Royal Albert Hall are cultural highlights, and some of the area's popular attractions include Madame Tussaud's Wax Museum and ZSL London Zoo. Natural History Museum and Science Museum are not to be missed. Our guests love the property's location for the nightlife.

Transport:

Edgware Road Underground Station - 7 min walk

London Paddington Station - 14 min walk

London (LHR-Heathrow) - 43 min drive

- First floor flat
- One double size bedroom
- Gas central heating
- Close to Edgware Road station
- Bright reception
- A bathroom
- Ample natural lights
- Open plan kitchen
- Wood floors throughout
- Many amenities nearby



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
100 kWh/m² A		100 g/m² A	
150 kWh/m ² B		120 g/m ² B	
200 kWh/m ² C		160 g/m ² C	
250 kWh/m ² D		200 g/m ² D	
300 kWh/m ² E		240 g/m ² E	
350 kWh/m ² F		280 g/m ² F	
400 kWh/m ² G		320 g/m ² G	
Not energy efficient - Higher heating cost		Not environmentally friendly - Higher CO ₂ emissions	
England & Wales	2008/1/EC	England & Wales	2006/1/EC