



Edgware Road, W2

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A beautifully interior-designed and rarely available three bedroom apartment spanning over 1,000sqft, situated on the seventh floor of Garrett Mansions. This exceptional home features a spacious open-plan layout with a private balcony and access to world-class residents' amenities.

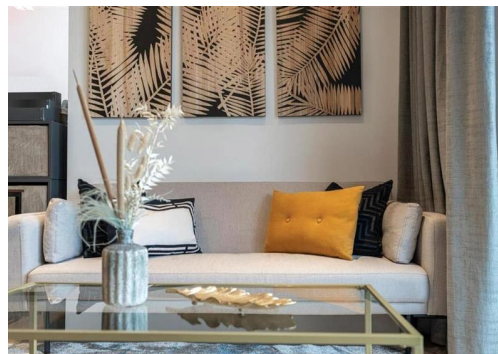
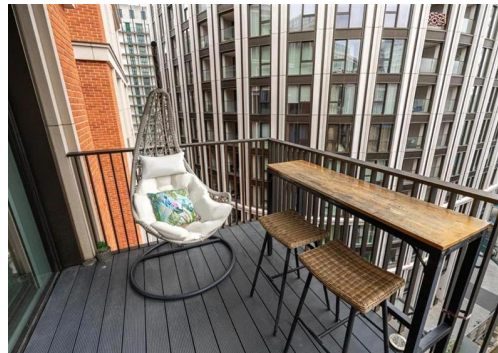
Part of the prestigious West End Gate development, this luxurious apartment is perfectly positioned between the peaceful waterways of Little Venice and the vibrant charm of Marylebone. Surrounded by beautifully landscaped gardens, the property provides a tranquil retreat in the heart of the city - just moments from picturesque canals, boutique shops, and a wide array of acclaimed restaurants.

Thoughtfully designed for modern living, the apartment is finished to a high standard throughout and flooded with natural light. The generous open-plan living and dining area is ideal for both relaxing and entertaining. The principal bedroom benefits from built-in wardrobes and a stylish en-suite bathroom. The second and third bedrooms also offer excellent proportions, making them suitable for guests, family, or home office use.

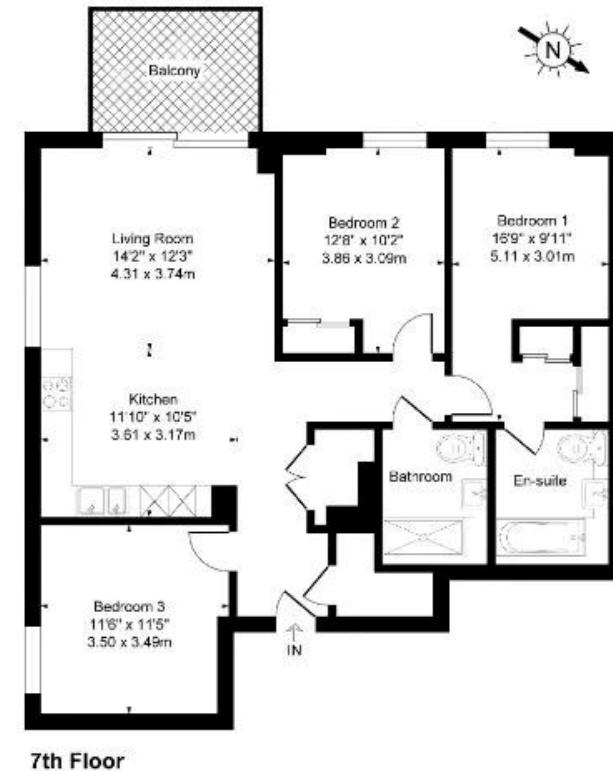
Residents of West End Gate enjoy exclusive access to a suite of five-star amenities, including a 24-hour concierge, a private gym, a swimming pool, a cinema screening room, and a residents' lounge with business facilities - perfect for working from home in comfort and style.

Garrett Mansions is ideally situated between Hyde Park and Regent's Park, with excellent transport links. Edgware Road, Marylebone, and Paddington stations are all within close reach, offering access to the Underground, national rail services, and the Elizabeth Line for direct routes to Heathrow and across London.

Council Tax Band: G (Westminster)  
Tenure: Leasehold  
Ground Rent:  
Service Charge:



### Garrett Mansions, 287 Edgware Road, London, W2 Approximate Gross Internal Area 1018 sq ft - 95 sq m



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

020 7096 9476

[contact@landstones.co.uk](mailto:contact@landstones.co.uk)