

Garrett Mansions, EDGWARE ROAD, London, W2

£1,099 pw



Full Description

A luxurious interior designed one-bedroom 1st floor apartment set over 559 sqft, comprising a large open-plan reception room leading onto a private balcony. The fully integrated kitchen with appliances from Siemens and Miele including oven and induction hobs, large fridge freezer and dishwasher and wine chiller all inset into a composite stone work tops. The whole apartment also benefits from comfort cooling.

The apartment comes complete with 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. Garrett Mansions is in the new West End Gate development and is built to the highest quality. Paddington mainline stations and Edgware Road underground stations (District, Circle & Bakerloo) near by.

Additional Information

Council Tax band: E

Features

- One Bedroom
- Reception Room
- Air Con
- Broadband
- Gardens
- Lifts
- Sports Facilities
- Video Entry
- Wifi
- Interior Designed

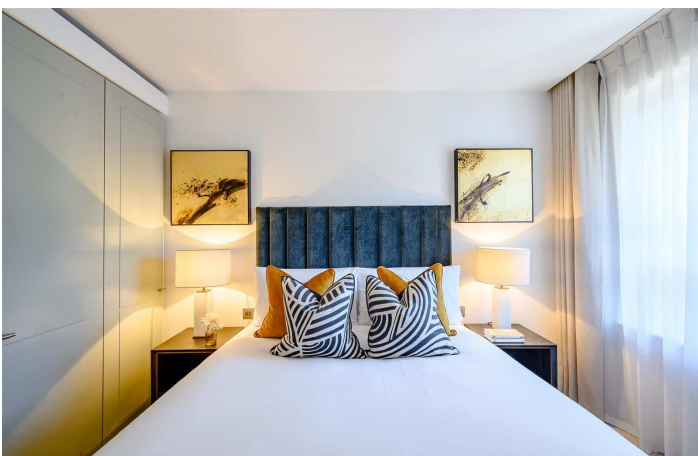
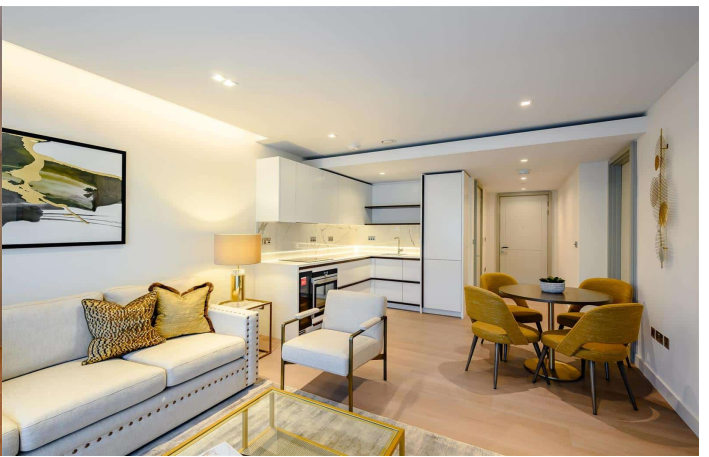
Contact Us

Plaza Estates

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Energy Performance Certificate

HM Government

Apartment 10 Garrett Mansions, 287, Edgware Road, LONDON, W9 1EY

Dwelling type: Multi-floor flat

Date of assessment: 10 March 2020

Date of certificate: 13 March 2020

Use this document to:
Compare current ratings of properties to see which properties are more energy efficient

Reference number: 8790-7637-6700-4990-7292

Type of assessment: SAP, new dwelling

Total floor area: 52 m²

Estimated energy costs of dwelling for 3 years: £ 828

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 486 over 3 years	£ 486 over 3 years	
Hot Water	£ 210 over 3 years	£ 210 over 3 years	Not applicable
Totals	£ 828	£ 828	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

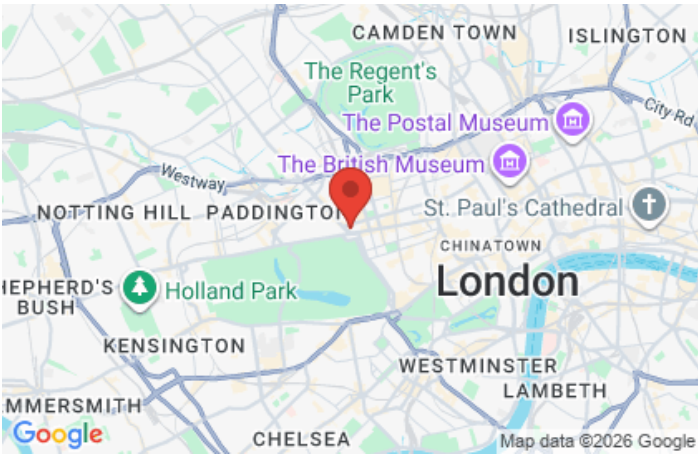
Energy Efficiency Rating

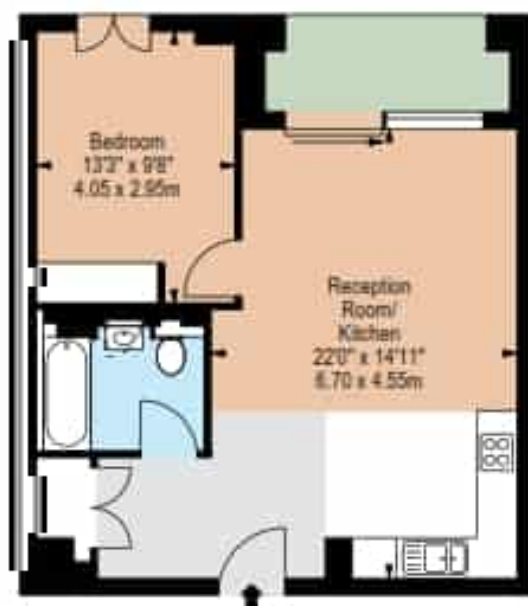
Energy efficiency class	Current	Potential
Very Energy Efficient - lowest running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(31-47) F		
(13-40) G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band E (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.





FIRST FLOOR

APPROX. GROSS INTERNAL AREA*
576 Ft² - 53.51 M²

Property Details
**FLAT 10
GARRETT MANSIONS
WEST END GATE
EDGWARE ROAD
LONDON
W2**

SCALE
1:100 @ A4

Plans Drawn: 14.01.2020

Surveyed and Drawn By:

BKR

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