



GARRETT MANSIONS

LONDON, W2



ASKING PRICE
£1,695,000



GARRETT MANSIONS

287 EDGWARE ROAD

W2

- **3 Bedrooms**
- **2 Bathrooms**
- **South-West Aspect**
- **9th Floor Elevation**
- **Balcony**
- **Lift Access**
- **Concierge**
- **Resident's Facilities:**
- **Swimming Pool | Gym | Private Dining Area | Cinema**
- **Within walking distance to Edgware Road Station (Bakerloo).**

Comprising a total of 1,121 sq ft, this stunning three bedroom property is situated on the 9th floor and features an open plan reception area with a fully integrated kitchen including an oven, fridge freezer, dishwasher and wine chiller. One master bedroom with a stunning en-suite followed by another two bedrooms and separate bathroom. The apartment also benefits from a private balcony, comfort cooling and underfloor heating.

Residents can enjoy a wealth of luxury facilities with exclusive access to a swimming pool, indoor gym, lounge area, private dining room, cinema room and 24 hour concierge.

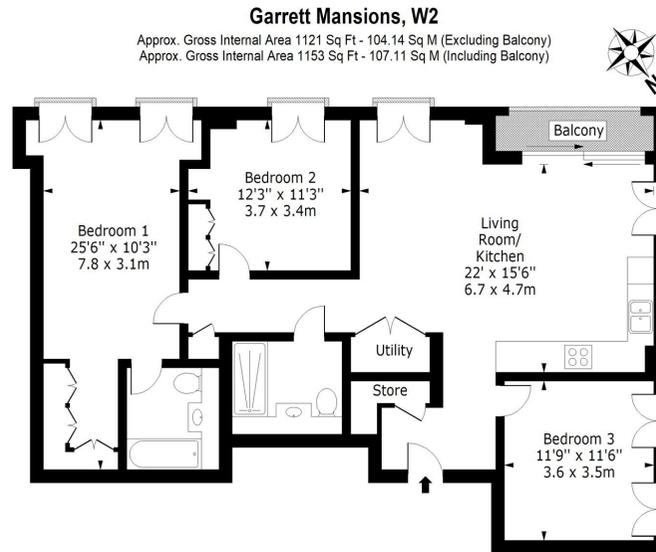
Garrett Mansions is conveniently located near Paddington & Edgware Road stations providing access around London via Bakerloo, District, Circle, Hammersmith & City lines. Hyde Park is also within 15 minutes walking distance.

Viewings highly recommended!



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Approximate gross
internal area:
**104.1 SQM /
1121 SQ FT**



Tenure: Leasehold, 994 years

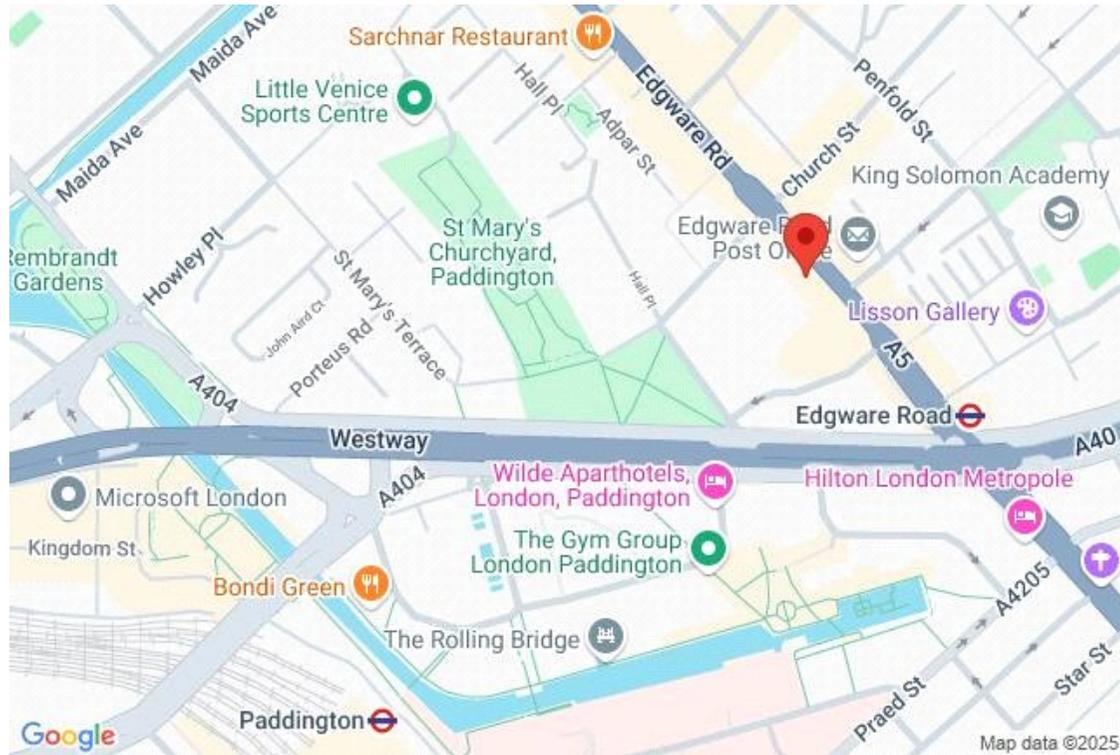
Estimated ground rent: £1000 p.a.

Estimated service charge: £8500 p.a.

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FRASER
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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