



# GARRETT MANSIONS,

LONDON, W2



ASKING PRICE  
£1,575,000



# GARRETT MANSIONS

## PADDINGTON

### W2

- 3 Bedrooms 2 Bathrooms
- South West Aspect with Balcony
- 9th Floor Elevation
- Lift Access
- Concierge
- Resident's Facilities:
- Swimming Pool | Gym | Private Dining Area | Cinema
- Within walking distance to Edgware Road Station (Bakerloo, District, Circle, Hammersmith & City lines)

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.

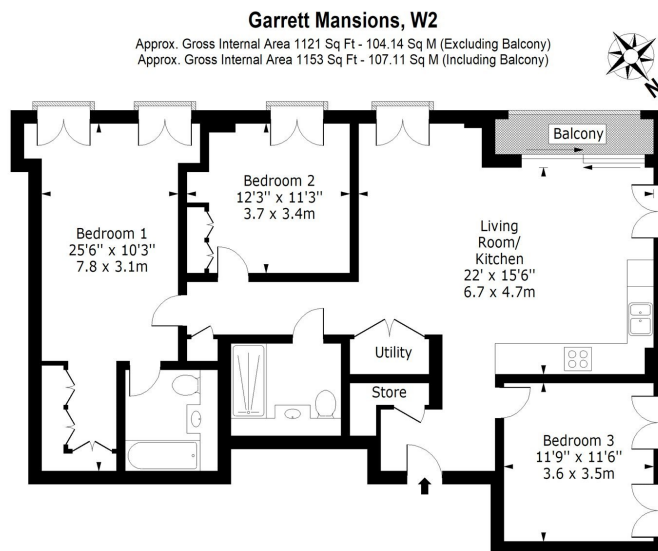
Garrett Mansions is conveniently located near Paddington & Edgware Road stations providing access around London via Bakerloo, District, Circle, Hammersmith & City lines. Hyde Park is also within 15 minutes walking distance.

Viewings highly recommended!



# GARRETT MANSIONS PADDINGTON W2

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



**Ninth Floor**  
Floor Area 1170 Sq Ft - 108.69 Sq M

For Illustration Purposes Only - Not To Scale  
www.jpaplus.com

Tenure: Leasehold, 993 years  
Estimated ground rent: £1000 p.a.  
Estimated service charge: £10750 p.a.

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Tel: 020 7723 5645

**FRASER**  
& Co



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

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