



KUBIE GOLD
ASSOCIATES

GARRETT MANSIONS WEST END GATE W2



- LARGE THREE BED TWO BATH FLAT
- 24 HOUR CONCIERGE
- CONTEMPORARY FURNISHING
- CINEMA GYM & LEISURE FACILITIES
- WOOD FLOOR THROUGHOUT
- AVAILABLE IMMEDIATELY

£8,666 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
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Garrett Mansions, W2

A luxurious interior designed Three-bedroom 2nd floor apartment set over 1023 SqFt comprising a large openplan 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 has two double bedrooms with the master including an En-suite and a family bathroom. This 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, privet dining area, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected. Transport links are close by at Edgware Road (Circle, District and Hammersmith and City lines) and Paddington Station.



SECOND FLOOR

APPROX. GROSS INTERNAL AREA *
1024 FT² - 96.12 M²

Local Authority:

Westminster

Tax Band:

Band G

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	

