



Q Investments
International



2 Bedroom 1 bath Apartment / Flat,
Edgware Road, Marylebone, London W2

<https://qinvestments.london>



Modern and Fully Furnished 2 Bedroom Apartment with Balcony to Rent in West End Gate, new build development on Edgware Road, Marylebone, London W2.

- **New Build**
- **Video tour available**
- **Interior Designed with luxury furniture**
- **Private Balcony**
- **On-site Swimming Pool, Spa & Gym**

Edgware Road, Marylebone, London W2

Modern and Fully Furnished 2 Bedroom Apartment with Balcony to Rent in West End Gate, new build development on Edgware Road, Marylebone, London W2.

A luxurious interior designed two-bedroom 1st floor apartment set over 841 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 apartment has two double bedrooms with the master including an En-suite and a family bathroom. The whole apartment also benefits from comfort cooling.

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, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

Furthermore residents have access to a large number of luxury amenities, including; a 24 hour concierge service, spa complete with swimming pool, sauna, steam room and treatment rooms, state of the art gymnasium and cinema room and meeting room.

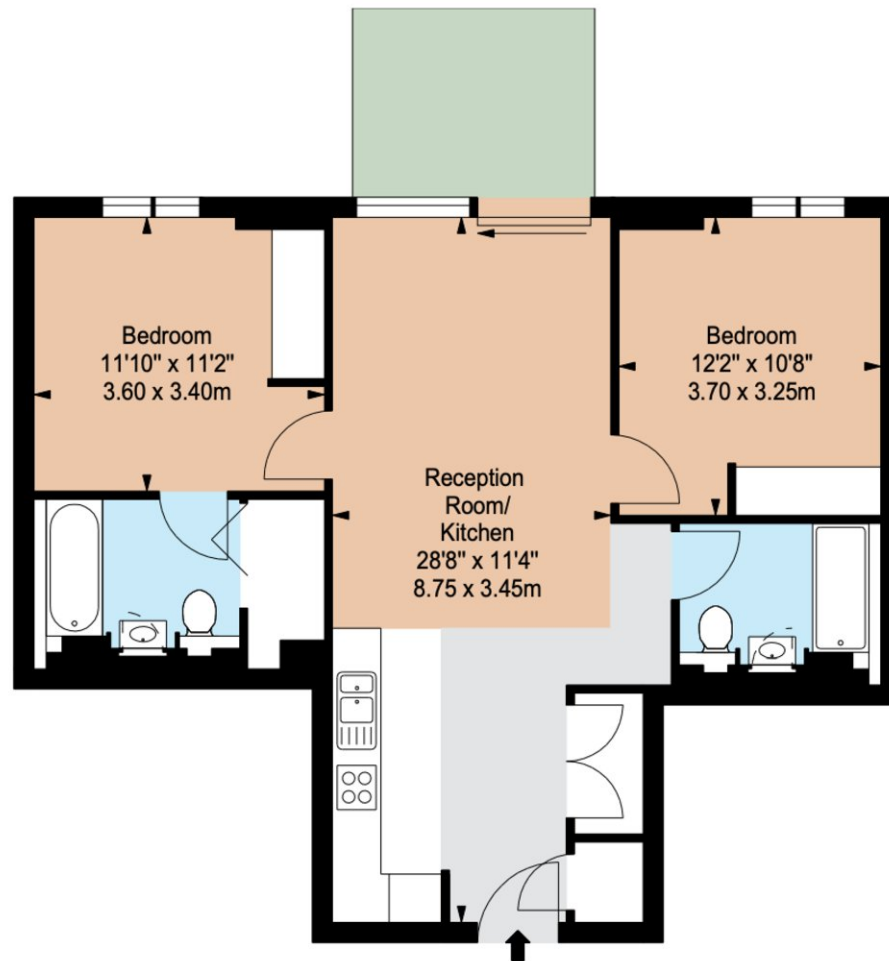
The state-of-the-art wellness suite provides the perfect place to unwind after long day.

Apartment is located in one of London's most prestigious postcodes between Paddington and Marylebone. This is a unique location, placed between Hyde Park and Regents Park. The development provides fantastic transport links being located only a minute from Edgware Road Station and a short walk away from Paddington Station.

The property is a short walk away from the green spaces of Hyde Park as well as the shopping destinations of Oxford Street. You can find here famous department stores like Selfridges, Marks and Spencer, expensive boutiques at Bond Street with all world's high-end designers for fashion, jewellery and watches.

You can take a cab and visit nearby Harrods, National Gallery, Tate Modern, or pay a visit to a Queen at Buckingham Palace.

UK's most reputable Schools and Universities are all nearby such as Regent's University, University of Westminster, UCL, and London Business School.



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

CONTACT US

Have a question for us? Please get in touch.

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