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A large, semi-transparent EBI logo is centered in the middle of the image, overlaid on the living and dining areas. It features the letters 'EBI' in a blue, serif font, with thin blue horizontal lines above and below the text.

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**Garrett Mansions, West End Gate, W2 1GN**

Price:

£ 1,380,000





# Garrett Mansions, West End Gate, W2 1GN

Price: £ 1,380,000 2 bedroom house

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## OVERVIEW

Luxury Two-Bedroom Apartment with Balcony & Stunning Views

Situated on the 6th floor, this elegant two-bedroom apartment offers 808 sq. ft. of refined living space, complete with a private balcony and a dedicated utility room.

## KEY FEATURES

- 6th floor with stunning views
- Two spacious bedrooms and two modern bathrooms
- 809 sq. ft. of elegant living space plus a private balcony
- 24-hour concierge providing premium service
- Exclusive swimming pool, spa, and gym for residents
- Private cinema and lounge for entertainment and relaxation
- Located in a prime Zone 1 location with excellent transport links
- Tenure: 999-year leasehold
- Estimated ground rent: £750 per annum

## Two Bedroom Apartment



Apartment	3.5.9, 3.6.9, 3.7.9, 3.8.9			<b>Key</b> W Wardrobe C Cupboard U Utility
Level	5, 6, 7 & 8			
Kitchen / Living Room	6.25 x 4.09m	20'5" x 13'4"		
Bedroom 1	5.34 x 2.90m	17'7" x 9'6"		
Bedroom 2	4.04 x 3.18m	13'3" x 10'5"		
Total Internal Area	75.12 m²	808.61 ft²		



## Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		



