

# Garrett Mansions, London W2

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Set on the eighth floor of the prestigious new Garrett Mansions within the new West End development, this beautifully appointed one bedroom apartment offers contemporary living and access to exclusive resident amenities such as a spa, swimming pool and cinema room.

The spacious open-plan living area is bathed in natural light thanks to large windows that lead to the private balcony, offering a perfect spot for relaxing and taking in the views. The fully fitted kitchen features high-end appliances, while the generously sized bedroom provides ample storage space and a serene retreat, as well as a smart bathroom and utility closet.



**Asking price:** £875,000

**Tenure:** Leasehold: approximately 994 years remaining

**Service charge:** £2,110 per annum. We have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £600 per annum.

**Local authority:** City of Westminster

**Council tax band:** E





## Amenities

Residents of Garrett Mansions enjoy a host of first-class facilities, including a concierge service for added convenience and access to leisure amenities designed to enhance their lifestyle. The building is served by a lift, ensuring easy access to all floors.

## Location

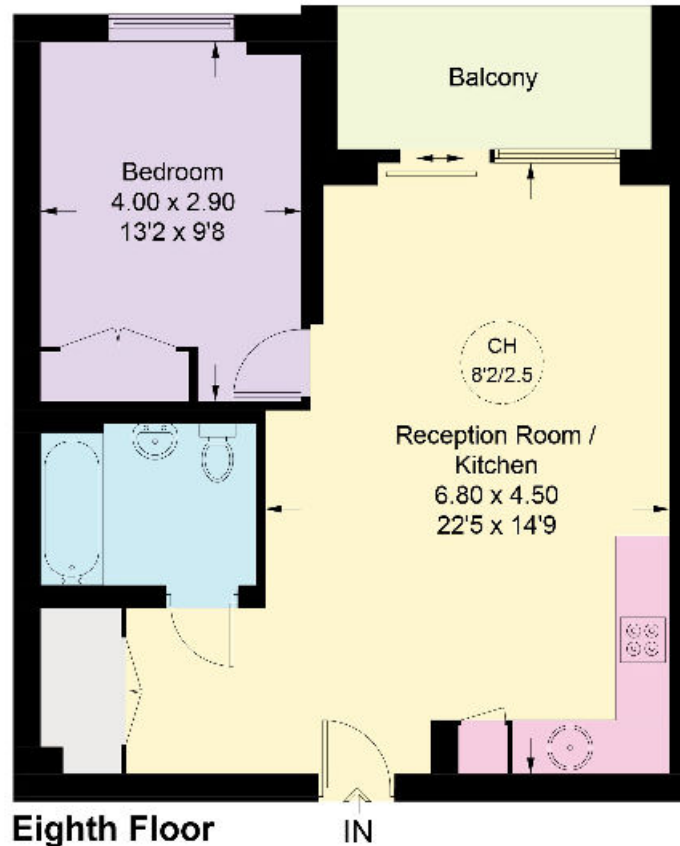
The property is well-served by various local transport links. Edgware Road Underground Station (Bakerloo, Circle, District, and Hammersmith & City Lines) and Paddington Station (Elizabeth Line, Bakerloo, Circle, District, and Hammersmith & City Lines) as well as including the Heathrow Express (direct service to Heathrow Airport) and regional trains to destinations across the UK.





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Approximate Gross Internal Area = 52.9 sq m / 570 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated December 2024.

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