



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

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## **New Build Fully Furnished 2 Bedroom Apartment with Balcony to Rent on Edgware Road in Central London, Paddington, London W2.**

- 842 sq ft
- Fully Furnished
- Interior Designed with luxury furniture
- Private Balcony
- On-site Gym
- Spa and swimming Pool
- Cinema Media Room
- Board Room

## Edgware Road, Marylebone, London W2

Introducing a truly exceptional new build 2-bedroom apartment with a balcony, located on Edgware Road in the heart of Central London's Paddington. This luxurious residence offers a lavish living experience, meticulously designed to the highest standards.

Step into the fifth-floor apartment and be greeted by a spacious open-plan reception room, seamlessly flowing onto a private balcony. The perfect setting for entertaining guests or simply enjoying the panoramic city views. The fully integrated kitchen is a chef's dream, featuring top-of-the-line appliances from renowned brands such as Siemens and Miele. With an oven, induction hobs, large fridge freezer, dishwasher, and wine chiller, this kitchen is as functional as it is stylish, all set within stunning composite stone worktops. The entire apartment benefits from comfort cooling, ensuring a pleasant living environment throughout the year.

The apartment offers two generously proportioned double bedrooms, providing ample space for relaxation and privacy. The master bedroom boasts an en-suite bathroom, offering a luxurious retreat within the confines of your own home. An additional family bathroom adds convenience and versatility to the living space.

This apartment comes fully furnished and includes state-of-the-art Samsung Smart TVs and a Samsung soundbar, allowing you to enjoy your favorite entertainment in style. As a resident, you'll have exclusive access to a range of exceptional onsite facilities, including a fully equipped gym, a refreshing pool, a stylish residence lounge area, a private dining room for entertaining guests, conference facilities for professional needs, a 24-hour concierge service, and even a cinema room for a truly immersive movie experience. The apartment is ready for immediate occupancy, with internet already connected for your convenience.

But don't just take our word for it—let the words of local residents who have experienced the vibrancy of Edgware Road and Paddington speak for themselves. They describe this area as a thriving hub of activity, with a diverse array of shops, restaurants, and cultural attractions right at your doorstep. Edgware Road is renowned for its culinary delights, with numerous Middle Eastern restaurants and vibrant street food stalls offering a world of flavors to explore. The neighborhood's energy and multicultural ambiance create a unique and captivating atmosphere.

With excellent transport links nearby, including Paddington Station, you'll have effortless access to all that London has to offer. Whether you're seeking world-class shopping on Oxford Street, exploring the historic charm of Notting Hill, or



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>	95	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

## **CONTACT US**

Have a question for us? Please get in touch.

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