



A Prestigious New Development Apartment  
Offering Excellent Amenities

# WEST END GATE

PADDINGTON, W2

Asking Price  
£1,850,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,850,000	<b>Square Footage</b> 1,235
<b>Council Tax Band</b> G	<b>EPC</b> B
<b>Ground Rent</b> £1,000 pa	<b>Service Charge</b> £8,304.37 pa
<b>Tenure</b> Leasehold 994 years remaining	

An opulent three bedroom apartment set in this prestigious development at West End Gate. Offering panoramic views of London and Hyde Park, set on the twelfth floor of this new development offering first class amenities including 24 hour concierge, swimming pool, spa and gym.

The apartment comprises, three double bedrooms with comfort cooling and underfloor heating. Principle bedroom with en-suite bathroom and family bathroom adjoining the hallway. Spacious, open plan living area with far reaching viewings of London. Private balcony set off living room with West facing views.

Westmark Tower is the flagship building of West End Gate, an exclusive development by Berkeley Homes within a well-connected area of London, benefitting from nearby transport links at Warwick Avenue, Maida Vale, Paddington, Marylebone and Baker Street.

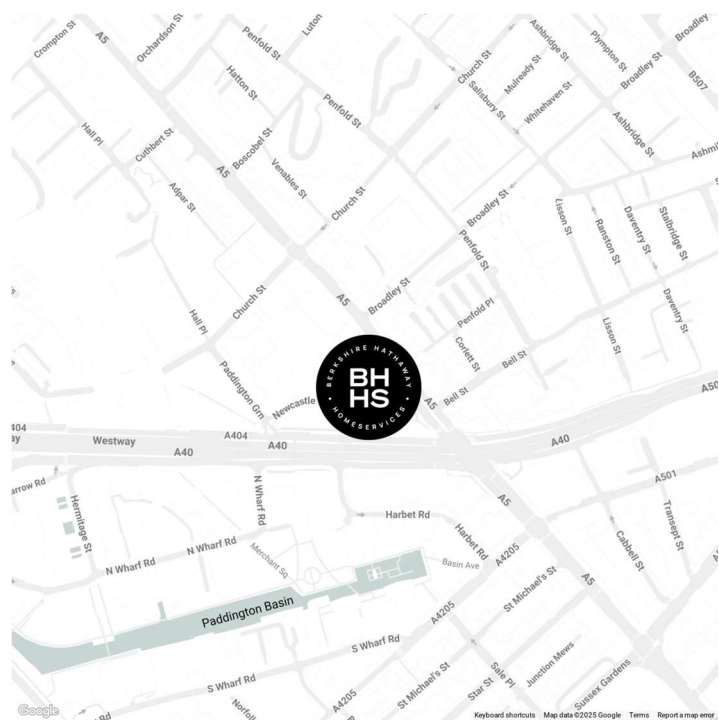
Nearby local amenities include retail, restaurant and gyms of Paddington Basin, pleasant walks within Regents Park and along Regents Canal, and Lord's Cricket Ground.

\*Virtually staged for guidance.

# FEATURES

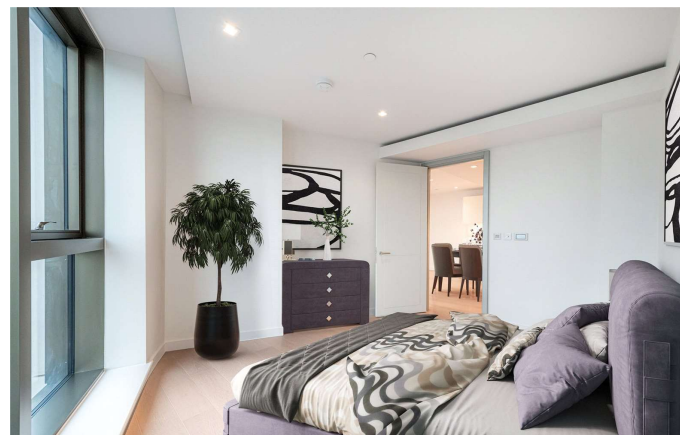
- Three Bedrooms
- One Reception Room
- Two Bathrooms
- Roof Terrace/Balcony
- Residents Gym
- Residents Swimming Pool
- Concierge
- 24 Hour Security

# LOCATION



**HYDE PARK SALES**  
24-25 Albion Street, W2 2AX

020 7262 2030  
sales.hydepark@bhhs-london.com

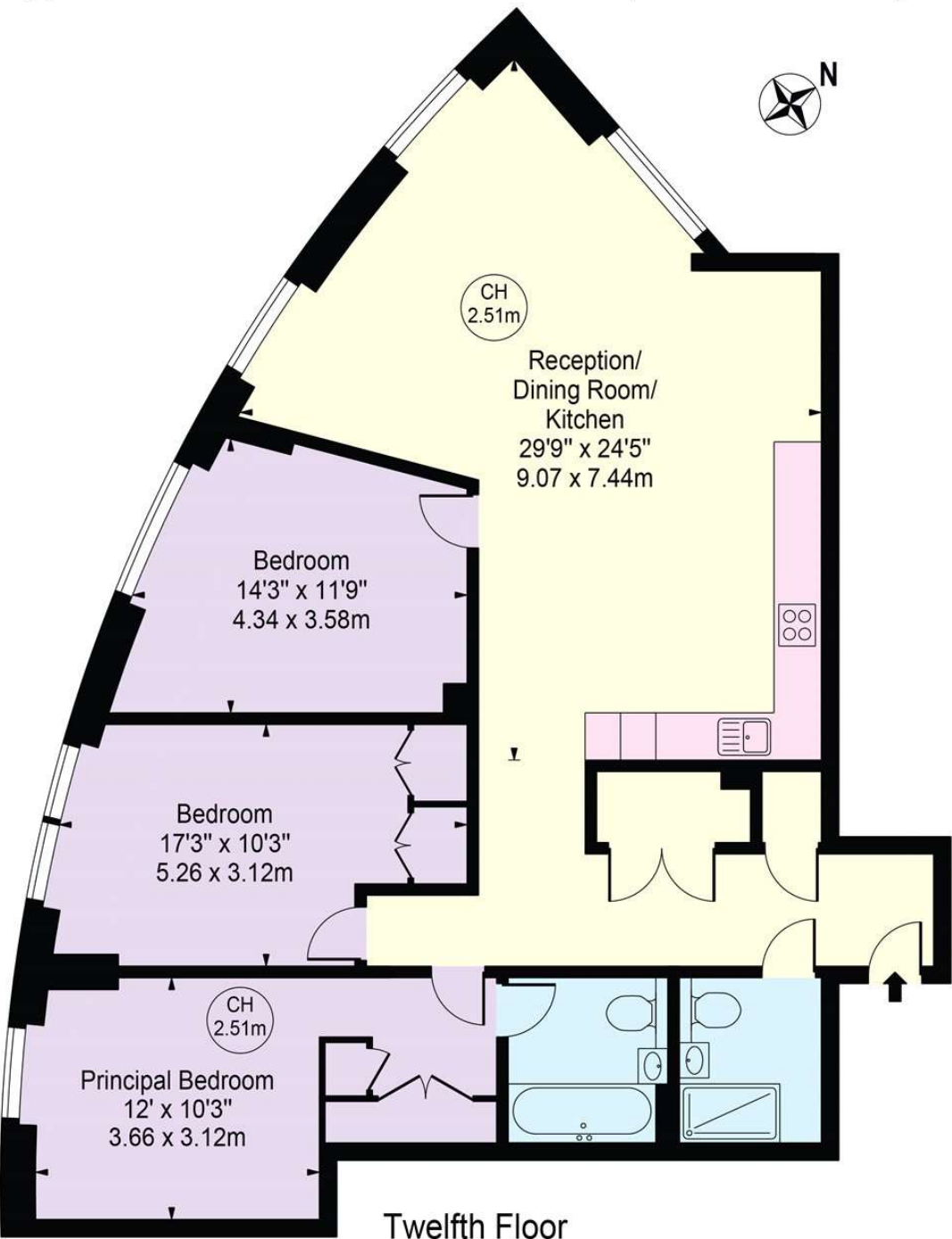




# FLOORPLAN

## Westmark Tower

Approx. Gross Internal Area 1235 Sq Ft - 114.74 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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