

GARRETT MANSIONS

WEST END GATE, LONDON, W2 1BB

BRIGHT AND MODERN APARTMENTS PERFECTLY
POSITIONED TO ENJOY THE BEST OF LONDON

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GARRETT MANSIONS IS A BEAUTIFULLY CRAFTED MANSION BLOCK COMPRISING A SELECTION OF ONE, TWO AND THREE BEDROOM APARTMENTS; THE PERFECT BASE FOR LONDON LIVING





GARRETT MANSIONS

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FEATURES

- Newly built by Berkeley Group and interior designed by Residential Land
- Every apartment benefits from outside space
- Available furnished or unfurnished
- Two passenger lifts
- Video entry system with each individual apartment handset/ screen
- 24 hour concierge and CCTV
- Swimming pool, sauna & steam room facilities
- Gym and personal training facilities
- Cinema room
- Access to private residents' gardens
- Excellent transport connections including a Zone 1 tube station 2 minutes walk away. Paddington Station is a 9 minute walk away
- Concierge service
- On-site building manager
- Car parking and bike storage facilities
- Conference rooms
- Direct access to Edgware Road

20 INTERIOR DESIGNED APARTMENTS SET IN THE WELL CONNECTED ZONE 1 LOCATION BETWEEN TRANQUIL LITTLE VENICE AND CHIC MARYLEBONE

CONTEMPORARY LIVING IN A BEAUTIFULLY CRAFTED MANSION BLOCK





Madame Tussauds



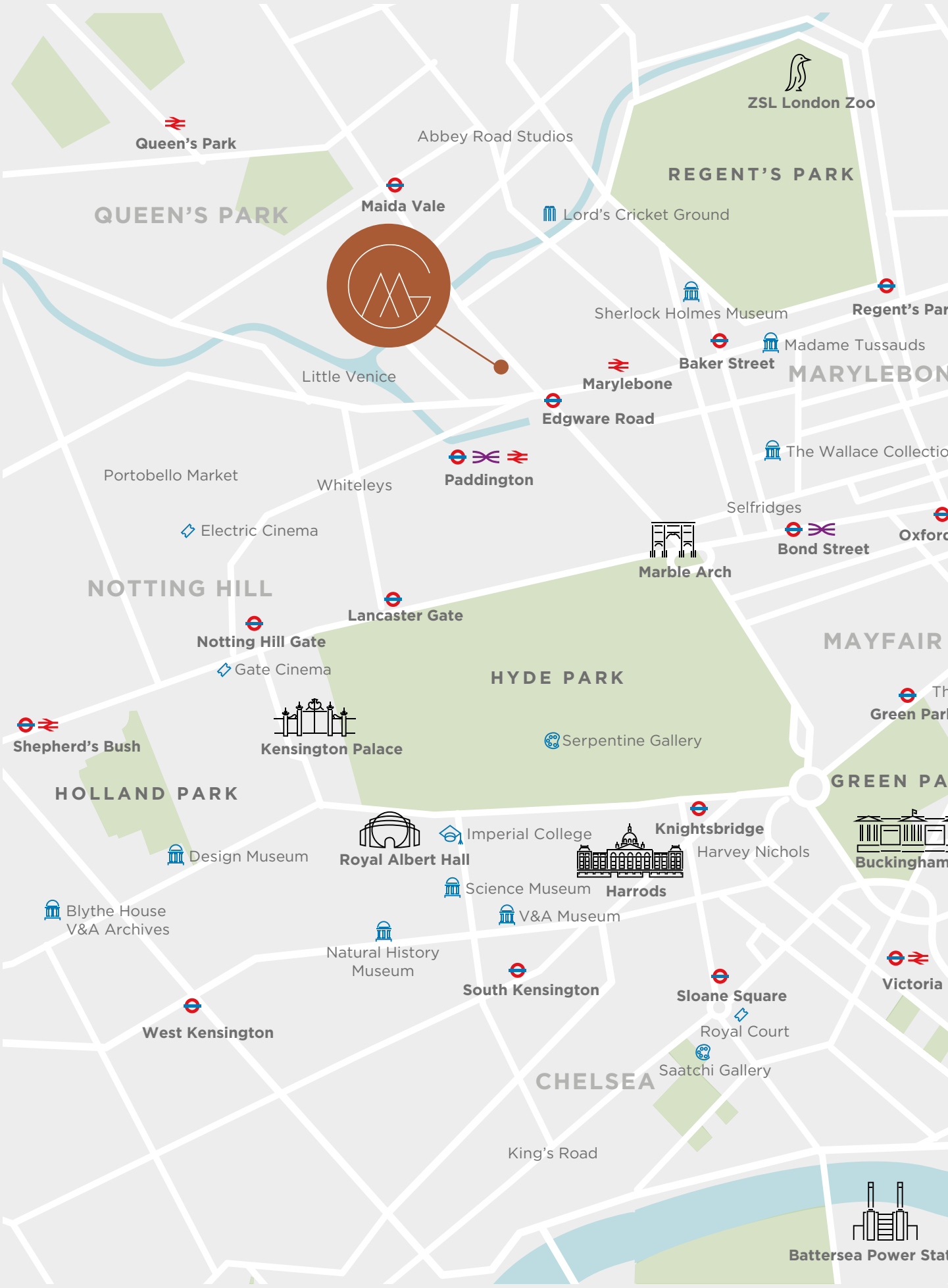
Garrett Mansions is located between the waterways of Little Venice and fashionable Marylebone. This area is filled with boutiques and charming restaurants, all moments away from the stunning canals this area is renowned for.

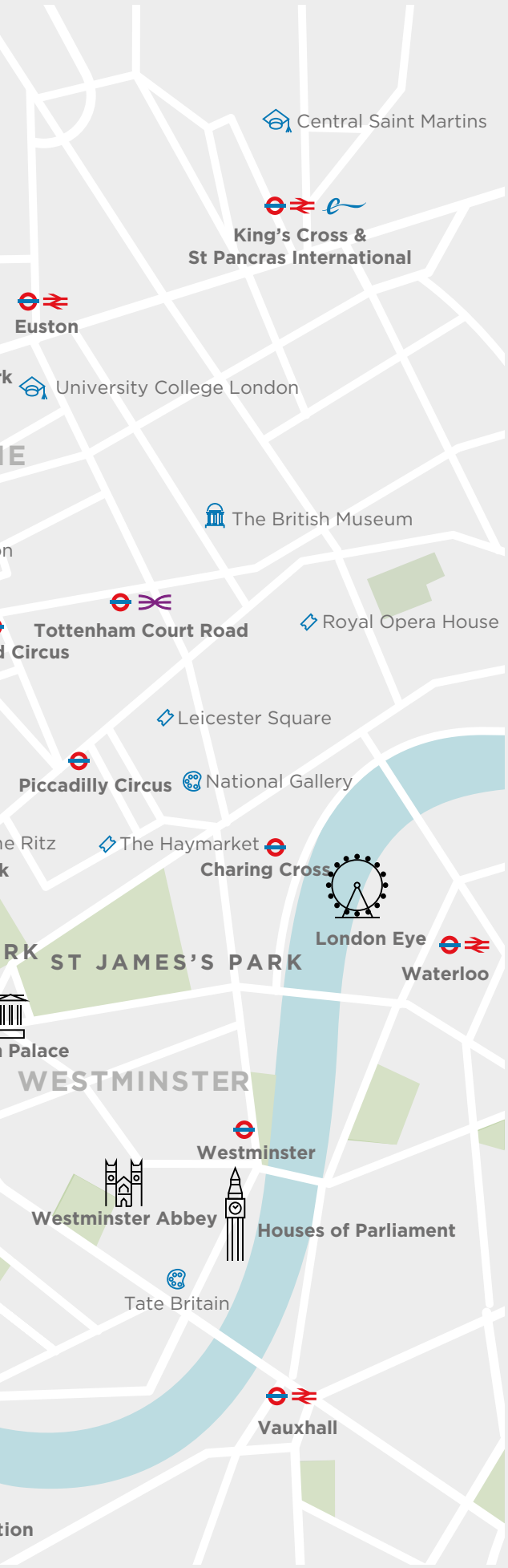
The building displays an attractive blend of innovative and classic architecture, and boasts ample outside space. The mansion block is walking distance from highly efficient transport links including Marylebone, Edgware Road and Paddington station, making Garrett Mansions accessible from all areas of London.

On-site, residents can enjoy access to concierge services as well as gym and sauna facilities, and a swimming pool. The development also offers access to an oasis of private landscaped gardens.



Little Venice


ZSL London Zoo
Queen's Park
Abbey Road Studios
REGENT'S PARK
QUEEN'S PARK
Maida Vale
Lord's Cricket Ground
Sherlock Holmes Museum
Regent's Par
Madame Tussauds
Baker Street
MARYLEBON
Marylebone
Little Venice
Edgware Road
The Wallace Collectio
Portobello Market
Whiteleys
Paddington
Selfridges
Electric Cinema
Bond Street
Oxford
Marble Arch
NOTTING HILL
Lancaster Gate
Notting Hill Gate
MAYFAIR
Gate Cinema
HYDE PARK
Green Park
Shepherd's Bush
Kensington Palace
Serpentine Gallery
HOLLAND PARK
GREEN PA
Knightsbridge
Imperial College
Royal Albert Hall
Harvey Nichols
Buckingham
Design Museum
Science Museum
Harrods
Blythe House
V&A Archives
V&A Museum
Natural History
Museum
Victoria
South Kensington
Sloane Square
West Kensington
Royal Court
Saatchi Gallery
CHELSEA
King's Road
Battersea Power Stat



CONNECTED LIVING

There are numerous transport links surrounding Garrett Mansions in Zone 1. Whether it be bus, tube or train the area is fully covered. Nearby tube stations are a two minute walk away and served by the Circle, District, Bakerloo and Hammersmith & City lines.

London Paddington is just a nine minute walk away and provides direct access to Heathrow airport with the express train that runs every 20 minutes.

The A40 Westway which sits just South of Garrett Mansions is a major throughfare into central London joining the Marylebone Flyover and out to the West.

The A5 and A41 provide convenient routes out to the North, where the M1 and M25 are easily reached.

TUBE
From
Edgware Road
(2 mins walk from
Garrett Mansions)

- Bond Street 9 mins
- Piccadilly Circus 9 mins
- Notting Hill 12 mins
- Tottenham Court Road 13 mins
- King's Cross 18 mins
- Liverpool street 21 mins

CROSSRAIL
From
Paddington
(9 mins walk from
Garrett Mansions)

- Bond Street 3 mins
- Tottenham Court Road 4 mins
- Farringdon 8 mins
- Liverpool Street 10 mins
- Canary Wharf 17 mins
- Heathrow 24 mins

TAXI
From
Garrett Mansions

- Notting Hill 17 mins
- Mayfair 19 mins
- Knightsbridge 21 mins
- Oxford Street 24 mins
- King's Cross 26 mins

BUS
From
Garrett Mansions

- Regent's Park Station 14 mins
- Hyde Park 14 mins
- Euston 21 mins
- Selfridges 24 mins

AIRPORTS
Via Tube/Rail
network

- Heathrow 15 mins
- Luton Airport 40 mins
- Gatwick 42 mins
- Stanstead 60 mins

EDUCATION
From
Garrett Mansions

- Wetherby Preparatory School 0.7 miles
- Queen's College 1.4 miles
- University College London 1.7 miles
- King's College 3 miles

RESIDENTS' LOUNGE & GARDENS

Designed with luxury and grandeur, the residents' lounge and tranquil gardens are the perfect places to meet guests.

























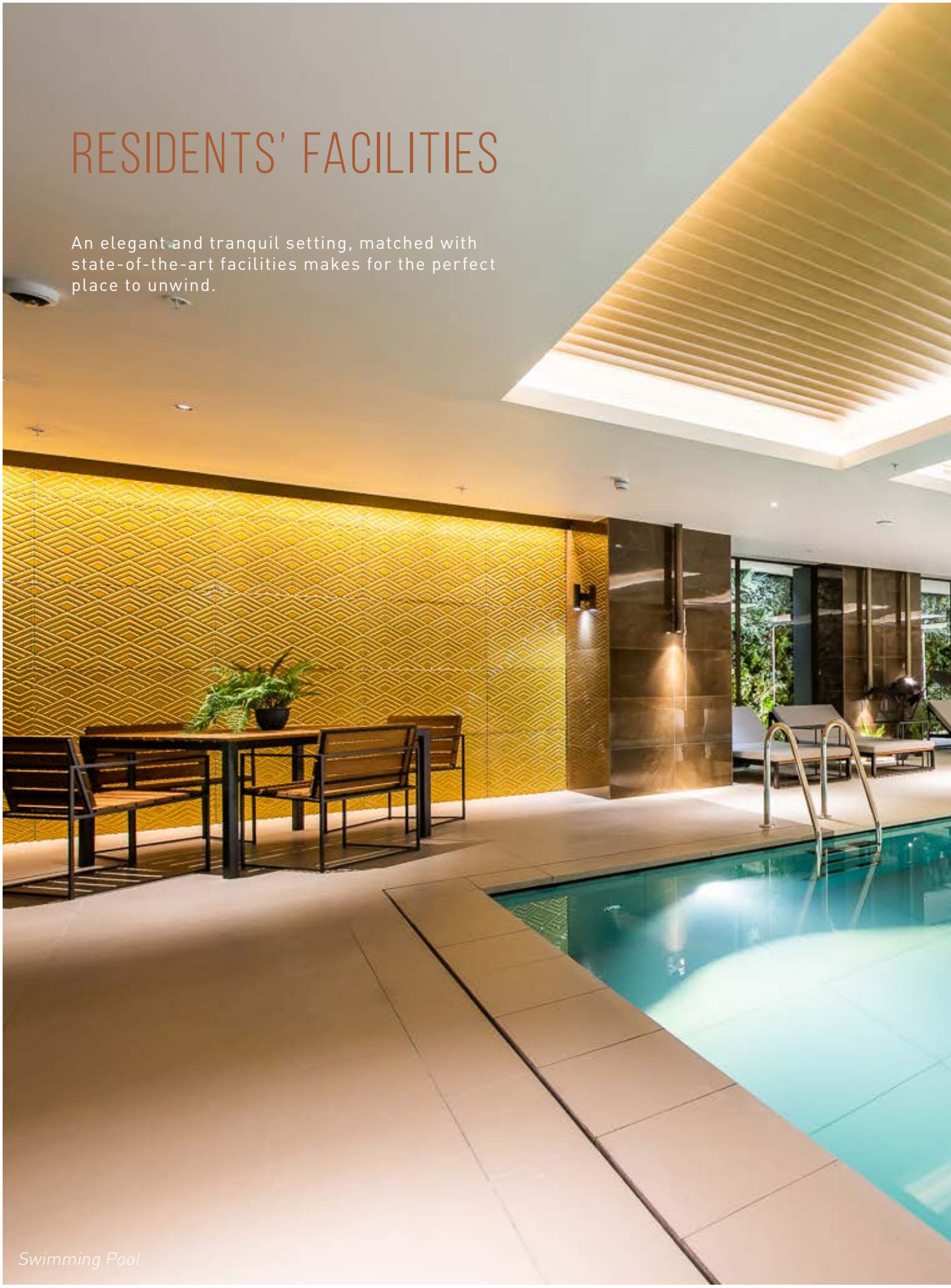






RESIDENTS' FACILITIES

An elegant and tranquil setting, matched with state-of-the-art facilities makes for the perfect place to unwind.



Swimming Pool





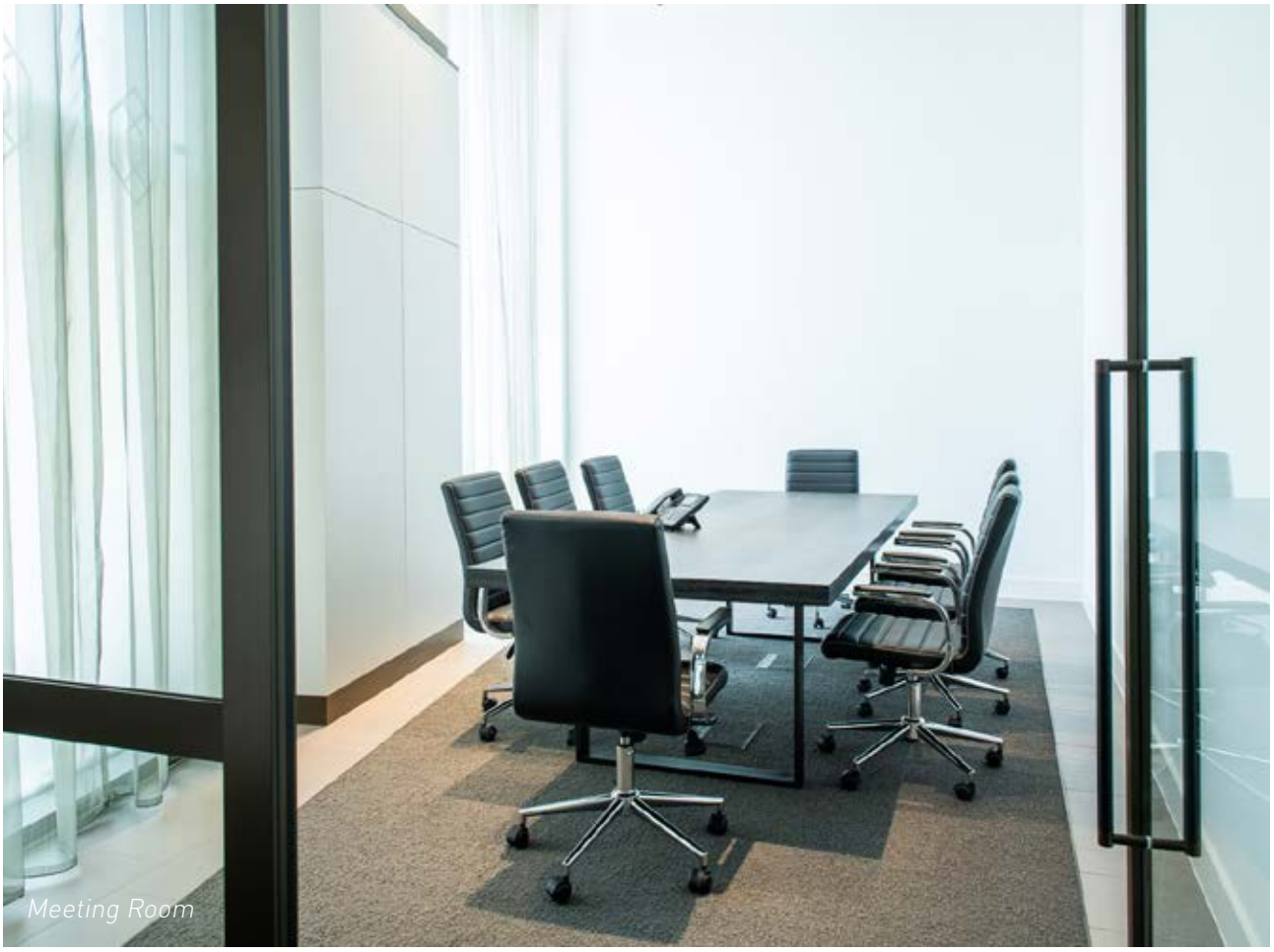
Gym Studio



Dining Room



Cinema Room



Meeting Room

SPECIFICATION







GENERAL

- New bespoke interior designed apartments
- Every apartment benefits from outside space
- Two passenger lifts
- Access to private residents' gardens
- Communal letterbox facility

KITCHENS

- Bespoke custom fitted cabinets
- Composite stone work surfaces
- Stone effect porcelain splash back
- Under-mounted single or double bowl sink and worktop with carved drainer grooves
- Single lever mixer tap with swivel spout
- Engineered timber flooring to match living space
- Pull-out pan and cutlery drawers to selected apartments in 2 and 3 bed units
- Fully integrated Siemens appliances including a hob and a single oven with pyrolytic cleaning
- Dishwasher, washer dryer (washer dryer typically located in hallway cupboard) and Miele fridge freezer
- Chilled wine/drinks cabinet to selected apartments
- Double sockets with USB ports

BATHROOMS

- White enamelled steel bath in en-suite; large walk-in shower in family bathroom
- Frameless glass shower screens to both showers and baths with overhead showers
- Overhead and hand-held shower in both bathrooms (some over bath)
- Large format tiles to selected walls and all floors with feature walls to bath and shower zones
- White ceramic wall mounted WC with soft closing seat and dual flush
- White ceramic wall mounted basin set into feature base, with chrome deck mounted basin mixer spout and controls
- Thermostatically controlled mixer and two-way control for en-suite shower and three-way control for bath
- Heated rail and clothes hooks in all bathrooms
- Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting
- First fix plumbing for douche option in bathrooms
- Sensor activated low level lighting
- Underfloor heating to primary bathroom

BEDROOMS

- Luxury fitted carpet
- King size beds to all bedrooms
- Fitted wardrobes to all bedrooms, internal fittings include a combination of rails, shelves, drawers and integrated lighting
- Samsung Smart TV in primary bedroom







LIGHTING & AV

- Low energy, low maintenance lighting scheme using LED — dimmer switches to living rooms and bedrooms
- Under cabinet lighting to kitchen
- 5 amp lighting sockets for connecting table and floor lamps in reception room and bedrooms
- Master switch to turn all lighting off in apartment
- Media plate at all TV locations for satellite TV, digital TV, DAB and FM radio, telephone and data services for media connectivity
- Wiring for speaker system in living/dining/kitchen, primary bedroom and bedroom 2
- Wiring for future pendant lighting to kitchen and principal reception room
- Samsung Smart TVs with Sonos sound bar
- Super fast internet provisioned by Hyperoptic and BT Fibre FTTP

HEATING & COOLING

- Independent thermostatically controlled comfort cooling and heating via fan cooling unit multi-room system in all living rooms and bedrooms
- Whole house ventilation system incorporating heat recovery

SECURITY & PEACE OF MIND

- Video entry system viewed by individual apartment handset/ screen
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour concierge service and CCTV
- All apartments provided with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)
- Car parking and bike storage facilities

OUTSIDE SPACE

- Metal railings or glass balconies to selected apartments
- Decking and low level lighting to external balconies
- Porcelain flooring and low level lighting to all inset balconies

LEISURE FACILITIES

- Bespoke swimming pool
- Sauna and steam room facilities
- Gym facilities for personal training
- Bookable dining room
- Cinema room
- Residents' lounge area
- Conference room

ACCOMMODATION SCHEDULE

Garrett Mansions comprises a selection of luxury one, two and three bedroom apartments. The individual apartments are detailed in the below schedule.

APARTMENT	FLOOR	BEDS	BATHS	SQ FT	OSS	OSS SQFT	ASPECT
25	3	2	2	763	Balcony	76	South West
26	3	1	1	549	Balcony	76	South West
27	3	3	2	1,023	Balcony	80	South West
28	3	2	2	841	Balcony	68	North East
29	3	1	1	576	Balcony	46	North East
30	3	1	1	584	Balcony	46	North East
31	3	2	2	843	Balcony	64	North East
32	3	2	2	841	Balcony	73	East
33	3	3	2	1,024	Balcony	80	South
34	3	1	1	536	Balcony	76	South West
36	4	1	1	543	Balcony	76	South West
38	4	2	2	843	Balcony	68	North East
39	4	1	1	578	Balcony	46	North East
40	4	1	1	583	Balcony	46	North East
41	4	2	2	830	Balcony	64	North East
42	4	2	2	843	Balcony	73	East
43	4	3	2	1,024	Balcony	80	South
44	4	1	1	541	Balcony	76	South West
48	5	2	2	842	Balcony	68	North East
52	5	2	2	843	Balcony	73	East
TOTAL				**15,050**		**1,355**	

CAR PARKING

Secure underground parking available to purchase by separate negotiation

GROUND RENT

Currently in the region of £1 per sq ft

SERVICE CHARGE

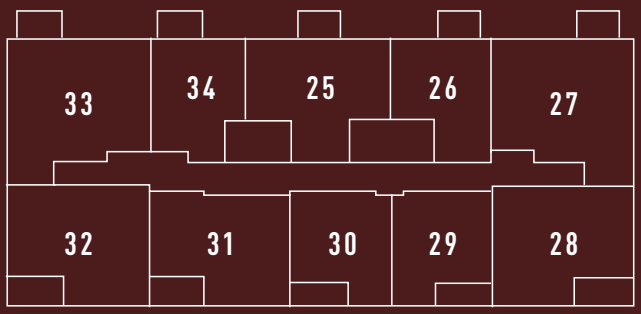
Currently in the region of £5 per sq ft

PLOT LOCATOR

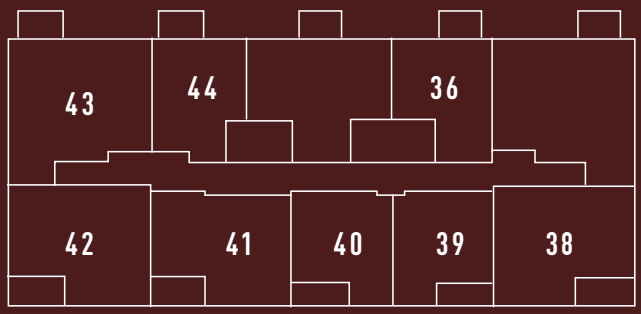
The individual apartments and their positions are located in the below plot locator.

GARDEN FACING

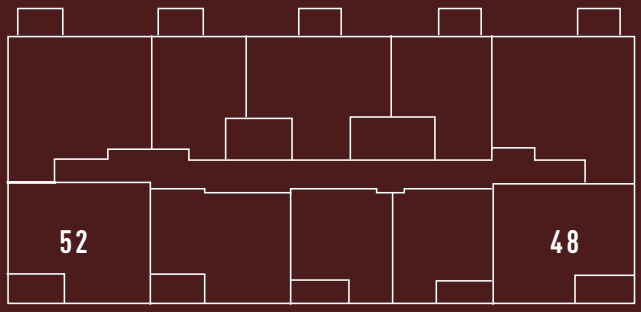
LEVEL 03



LEVEL 04



LEVEL 05



STREET FACING

FLOOR PLANS

Typical floor plans with variable sq ft. Please see the accommodation schedule for individual apartment measurements.

FLAT 25



FLAT 26 | 36



FLAT 27



FLOOR PLANS

FLAT 28 | 38 | 48



FLAT 29 | 39



FLAT 30 | 40



FLOOR PLANS

FLAT 31 | 41



FLAT 32 | 42 | 52



FLOOR PLANS

FLAT 33 | 43



FLAT 34 | 44





RESIDENTIAL LAND

Garrett Mansions is brought to you by Residential Land, a prime central London property expert with a 30+ year track record in delivering high-quality design, refurbishment and development.

Based in the heart of Mayfair, Residential Land is one of London's largest private landlords with an exclusive portfolio of over 1,000 properties located in the best areas across London.

Residential Land are specialists in acquisitions, high-end interior design, construction, rentals and management.

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RICS

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