



GARRETT MANSIONS
WEST END GATE, LONDON, W2 1BB

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



GARRETT MANSIONS

WEST END GATE, LONDON, W2 1BB



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

WEST END GATE, LONDON, W2 1BB

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.

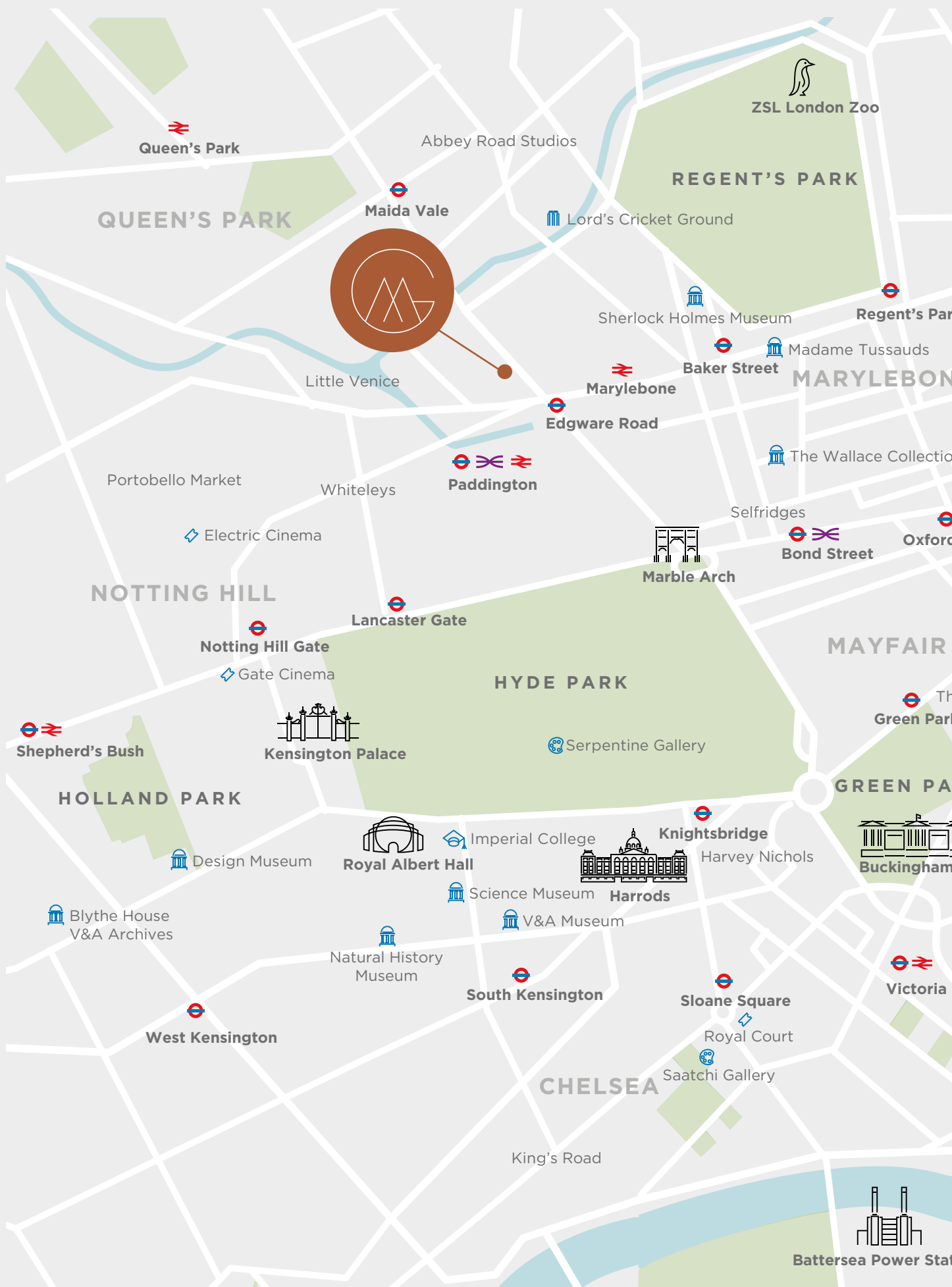
The building displays an attractive blend of innovative and classic architecture, and boasts ample outside space. The mansion block is walking distance from highly efficient transport links including

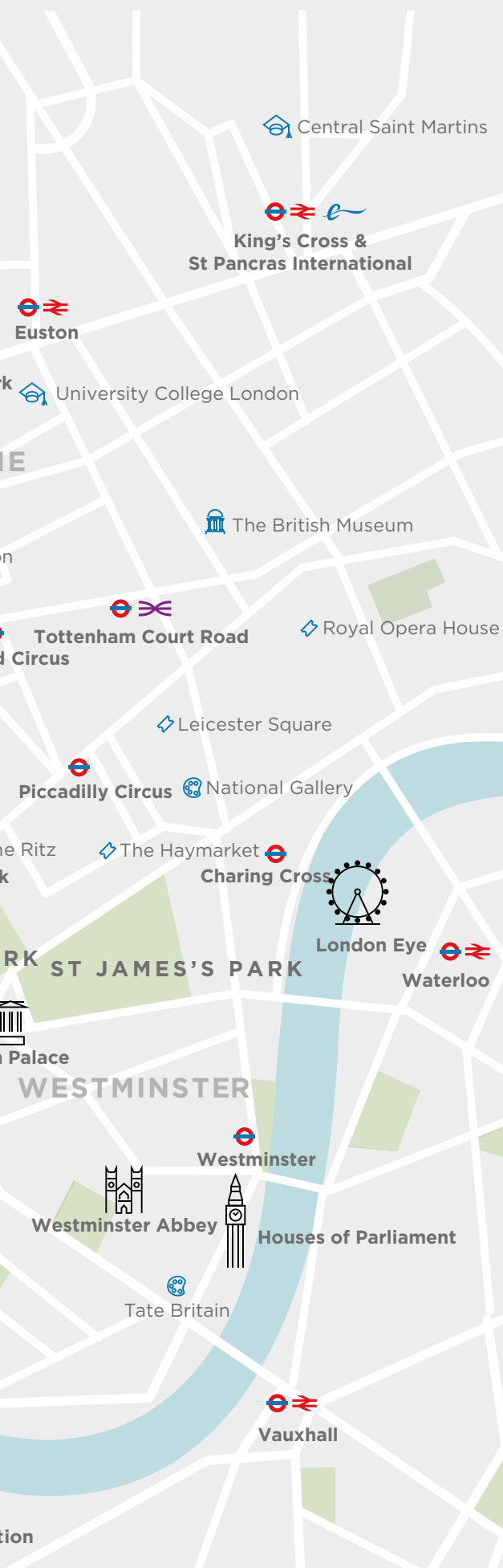
Marylebone, Edgware Road and Paddington station, making Garrett Mansions accessible from all areas of London.

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





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.



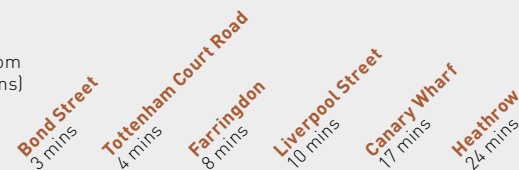
TUBE

From
Edgware Road
(2 mins walk from
Garrett Mansions)



CROSSRAIL

From
Paddington
(9 mins walk from
Garrett Mansions)



TAXI

From
Garrett Mansions



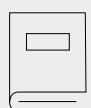
BUS

From
Garrett Mansions



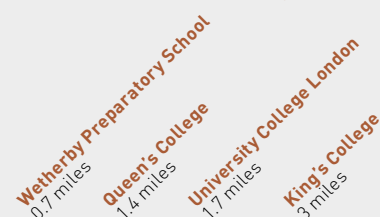
AIRPORTS

Via Tube/Rail
network



EDUCATION

From
Garrett Mansions



RESIDENTS' LOUNGE & GARDENS

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











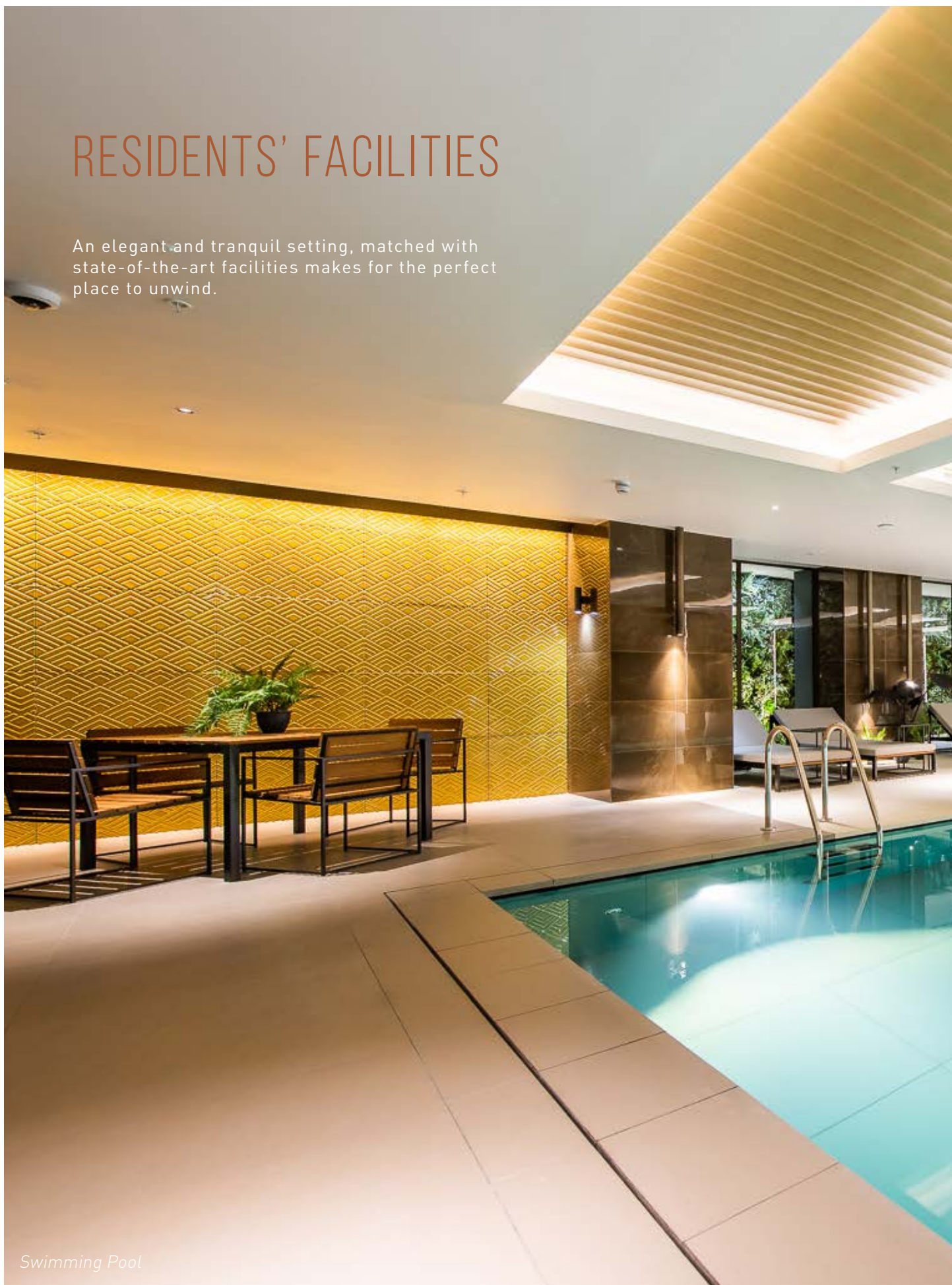






RESIDENTS' FACILITIES

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



Swimming Pool





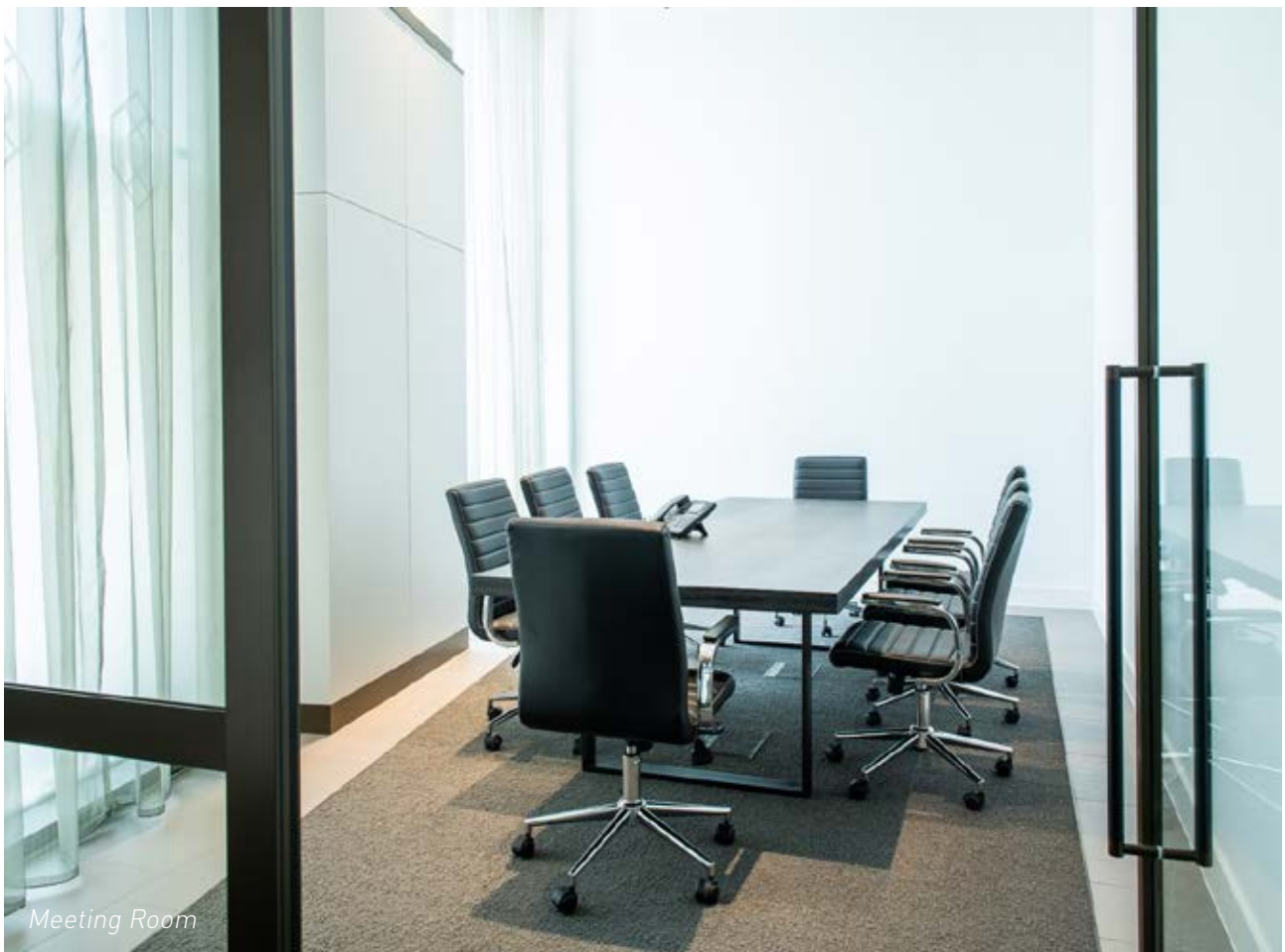
Gym Studio



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	825	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				15,034		1,355	

CAR PARKING

Secure underground parking available to purchase by separate negotiation

GROUND RENT

Currently in the region of
£1 per sq ft

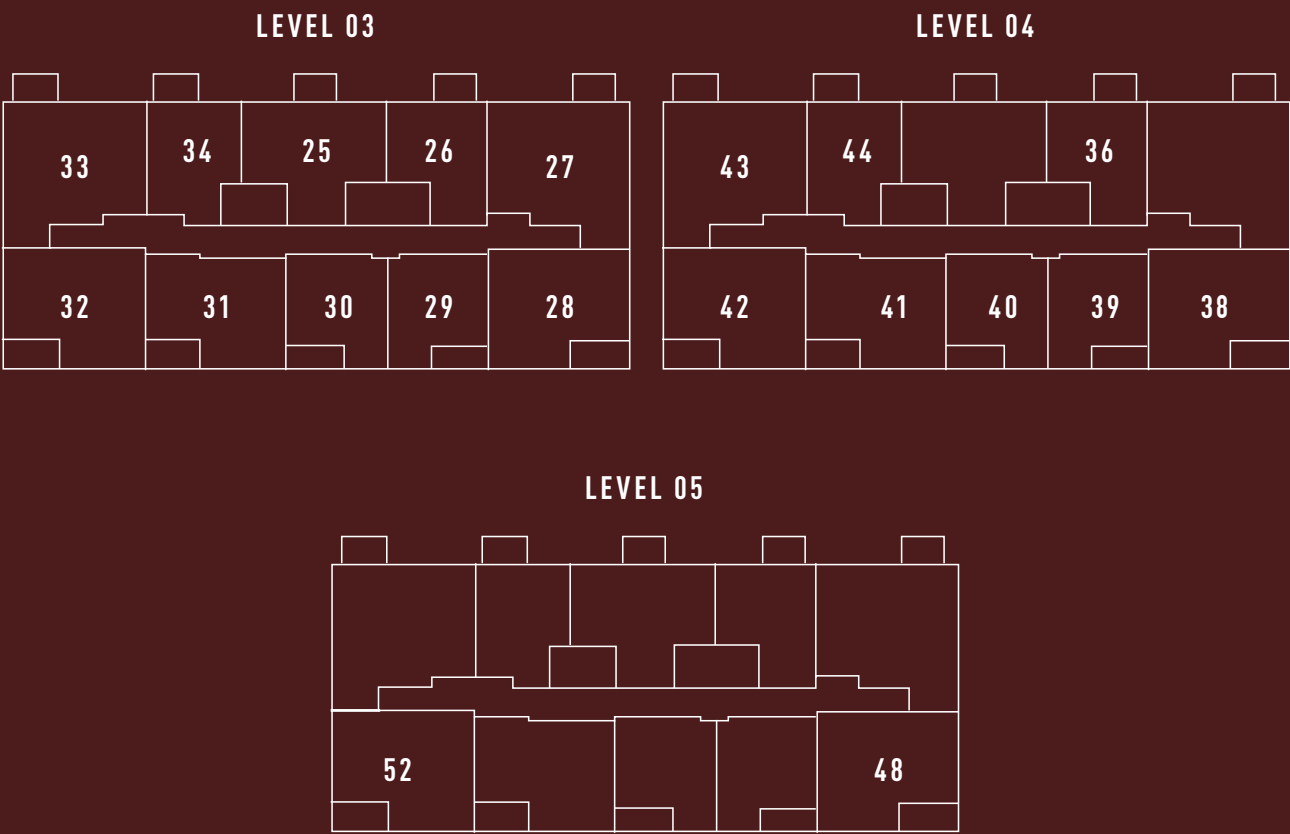
SERVICE CHARGE

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



STREET FACING

FLOOR PLANS

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

FLAT 25

Total 763 sq ft 70.88 sq m



FLAT 26 | 36

Total 549 sq ft 51.00 sq m



FLAT 27

Total 1023 sq ft 95.03 sq m



FLOOR PLANS

FLAT 28 | 38 | 48

Total 841 sq ft 78.13 sq m



FLAT 29 | 39

Total 576 sq ft 53.51 sq m



FLAT 30 | 40

Total 584 sq ft 54.25 sq m



FLOOR PLANS

FLAT 31 | 41

Total 843 sq ft 78.31 sq m



FLAT 32 | 42 | 52

Total 825 sq ft 76.64 sq m



FLOOR PLANS

FLAT 33 | 43

Total 1,024 sq ft 95.13 sq m



FLAT 34 | 44

Total 536 sq ft 49.79 sq m



© 2018 Design Studio, Inc.



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.



Dexters News Homes Central
66 Grosvenor Street, Mayfair, W1K 3JL
020 7590 7299



The information contained within this brochure is for guidance only. Residential Land for themselves and for the vendors of this property give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All travel distances are approximate only. Any photographs show only certain parts of the property as they appeared at the time they were taken. The specifications in this brochure are indicative as each apartment may vary. Some members of the Residential Land team are accredited by RICS and ARLA.

