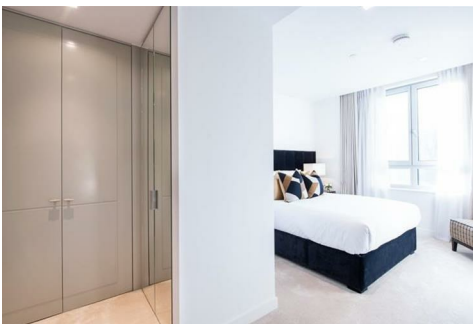




**Edgware Road, London W2**

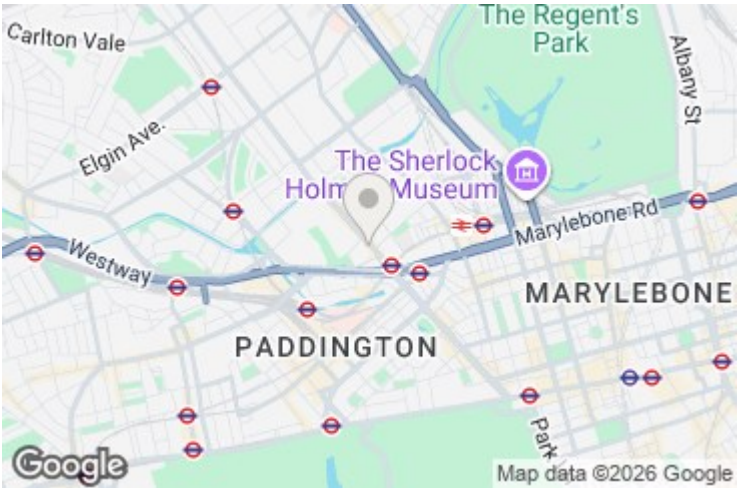
**£9,052 Per Month**

A luxurious interior designed three-bedroom 3rd floor apartment set over 1013 SqFt comprising a large open-plan reception room leading onto a private balcony. The fully integrated kitchen with appliances from Siemens and Miele including oven and induction hobs, large fridge freezer and dishwasher and wine chiller all inset into a composite stone work tops. The apartment has three double bedrooms with the master including an En-suite and a family bathroom. The whole apartment also benefits from comfort cooling.

This apartment comes complete with large Samsung Smart TVs and Samsung sound bar and is offered with full use of the onsite facilities including Gym, pool, residence lounge area, private dining room, conference facilities, 24 hour concierge and Cinema room. The apartment is ready to move into with internet already connected.

Available: 11th October 2026 | Offered Furnished/Unfurnished  
EPC Rating: B | Council Tax: Westminster Band G

Edgware Road, London W2



| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) A                                 | 86      |                                                                                                              |
| (81-91) B                                   |         |                                                                                                              |
| (69-80) C                                   |         |                                                                                                              |
| (55-68) D                                   |         |                                                                                                              |
| (39-54) E                                   |         |                                                                                                              |
| (21-38) F                                   |         |                                                                                                              |
| (1-20) G                                    |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                              |
|-----------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                    |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                              |
| (92 plus) A                                                     |         |                                                                                                              |
| (81-91) B                                                       |         |                                                                                                              |
| (69-80) C                                                       |         |                                                                                                              |
| (55-68) D                                                       |         |                                                                                                              |
| (39-54) E                                                       |         |                                                                                                              |
| (21-38) F                                                       |         |                                                                                                              |
| (1-20) G                                                        |         |                                                                                                              |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                              |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC  |

**Est. 1995**

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU  
Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29' (feet)

## MAIDA VALE

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