



## Asquith House, London, W2 1BN

**£4,500 Per Month**



An impressive two bedroom apartment in arguably the most sought after development in the W2 postcode.

This 4th floor garden facing apartment with large balcony is situated in Asquith House, the latest phase of the West End Gate development by Berkeley Homes. This type of apartment was the first to sell when Asquith House originally launched owing to their excellent layout and direct views over the landscaped gardens.

The development benefits from 24-hour concierge services, comfort cooling, bathroom and en-suite underfloor heating, lift access and modern appliances.

Enjoy the finest specification and a level of luxury amenities which will make you feel like you're living in a private members club! From cinema room to pool & spa, gym & residents dining room.

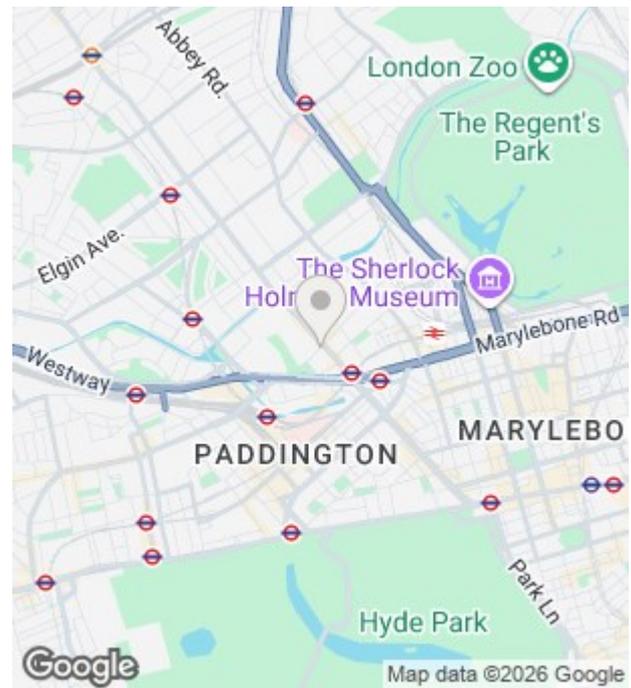
- Two Bedroom
- Garden Facing
- Cinema Screening Room
- Swimming Pool
- Resident Gymnasium
- Two Bathroom
- Large Balcony
- 24 Hour Concierge
- Sauna & Steam Rooms
- Council Tax Band: F





Apartment No. 5.47 5.57 5.67 5.77 5.87  
5.97 5.107  
Level 4, 5, 6, 7, 8, 9 & 10  
Total Internal Area 73 m<sup>2</sup> 790 ft<sup>2</sup>

Living Room 5.41 x 4.91m 17'9" x 16'1"  
Kitchen 2.54 x 3.44m 8'4" x 11'4"  
Bedroom 1 3.80 x 3.76m 12'6" x 12'4"  
Bedroom 2 3.80 x 2.75m 12'6" x 9'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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