

# ROKSTONE



## Westbourne Gardens, W2

This duplex penthouse is serviced by a private lift which provides access directly into the property. Stretched out over the third and fourth floor of the building. The apartment includes three king sized bedrooms, a walk in wardrobe, three bathrooms (two ensuite), front balconies and a modern open-plan kitchen with a large living area. Tenants can benefit from an Audio Visual Integrated System using Sonos, Samsung 3D TVs and Sony Blue Ray Players. In terms of comfort and healthy living the apartment offers solid tile flooring with under floor heating accompanied by comfort cooling and mood lighting.

Adiba House has a dynamic Mechanical Heating and Ventilation Recovery system (MHVR) which utilises the warm stale air it extracts from the building to heat up the fresh air which is brought in from outside, minimising the loss of thermal energy, and automatically controlling the heating, air movement and background cooling. This ensures it never gets too hot or too cold and the humidity is never too high or low; all of which help towards creating the ideal and healthiest possible living environment. The MHVR at Adiba House continuously regulates correct temperature and humidity – which reduces dehydration, stops dry eyes and mouth, and reduces allergies such as asthma and hay fever.

**Price £1,615 pw**

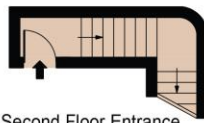
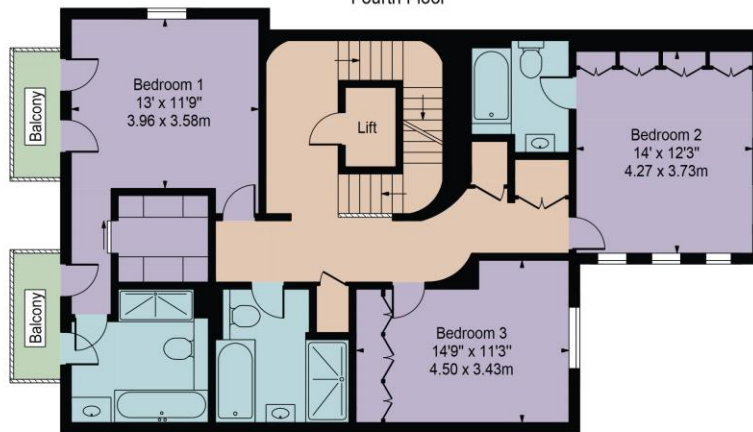
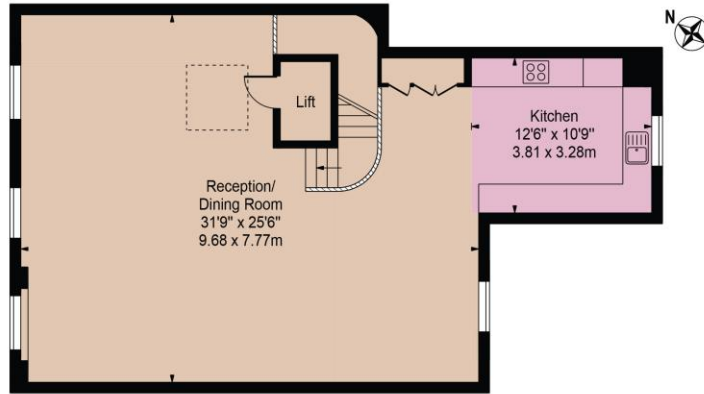


Olivia McSweeney | Head of Lettings  
D: 020 3219 5679 | M: 07584633058 | E: [olivia@rokstone.com](mailto:olivia@rokstone.com)  
5 Dorset Street, London, W1U 6QJ

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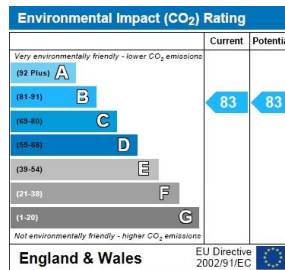
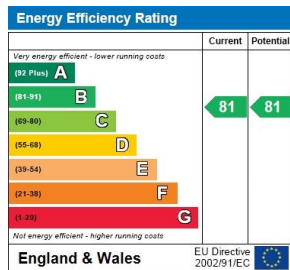
## Adiba House

Approx. Gross Internal Area 2172 Sq Ft - 201.78 Sq M  
 Approx. External Area Of Balconies 56 Sq Ft - 5.20 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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