



The Water Gardens  
Hyde Park  
W2





Located within the Hyde Park Estate, this 8th floor one bed roomed apartment boasts concierge and views out of the newly renovated communal gardens. The property is in excellent condition throughout and comprises a naturally bright spacious reception with ample space for dining, fitted kitchen with lots of storage, double bedroom and contemporary shower room.

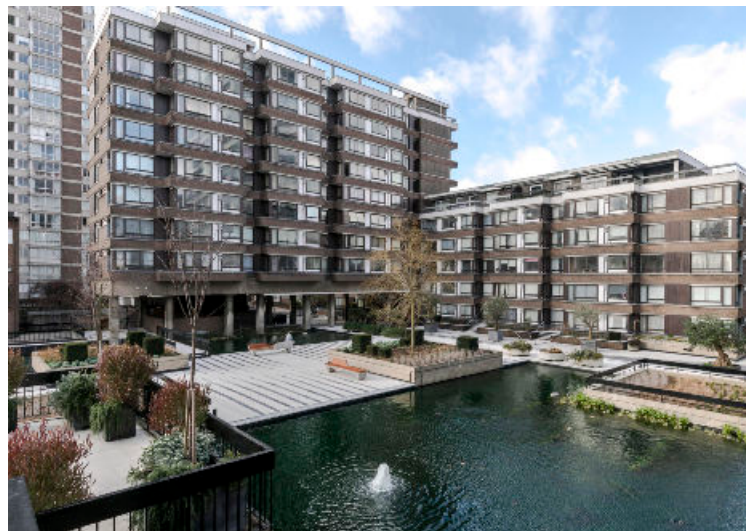
The Water Gardens is located in the heart of the Hyde Park Estate with the local amenities of Connaught Street nearby. The beautiful open spaces of Hyde Park and Kensington Gardens are also easily accessed. Lancaster Gate underground (Central line) and Paddington mainline (Network Rail and Heathrow Express) and underground (Bakerloo, Circle, District and Hammersmith and City lines) stations are all within close proximity.

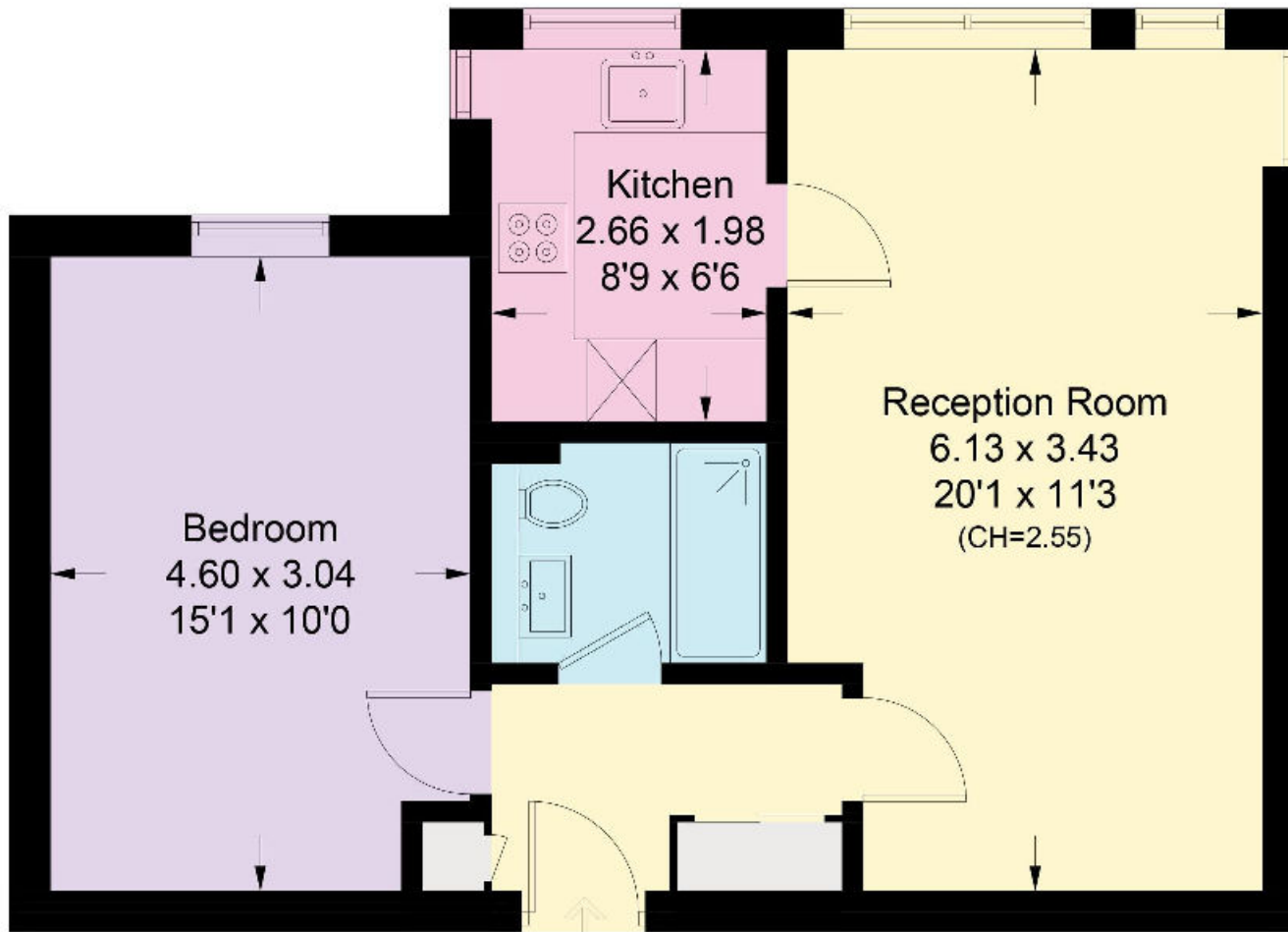


The City of Westminster

Guide price  
**£525,000**

Leasehold: approximately 155 years remaining





**Approximate Gross Internal Floor Area**  
**49.2 sq m/529 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

## Eighth Floor

IN

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2020 Photographs and videos dated November 2020.

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