



The Water Gardens, Hyde Park W2

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Located within the Hyde Park Estate, this three bedroom apartment features a private balcony with views directly over the beautiful communal gardens and offers a fantastic refurbishment project.

The property is entered on the seventh floor into a long hallway, to the end is a wonderful, naturally bright split level reception room with high ceilings and balcony. On this level is also a fitted kitchen, cloakroom and bedroom with en suite shower room. Down the stairs to the sixth floor where you find the two main bedrooms, both of which are excellent in terms of space and both feature fitted wardrobes and en suite bathrooms.



Guide price: £1,150,000

Tenure: Leasehold: approximately 62 years remaining

Service charge: £4047 per quarter, reviewed every year *

Ground rent: £250 per quarter*

Local authority: City of Westminster

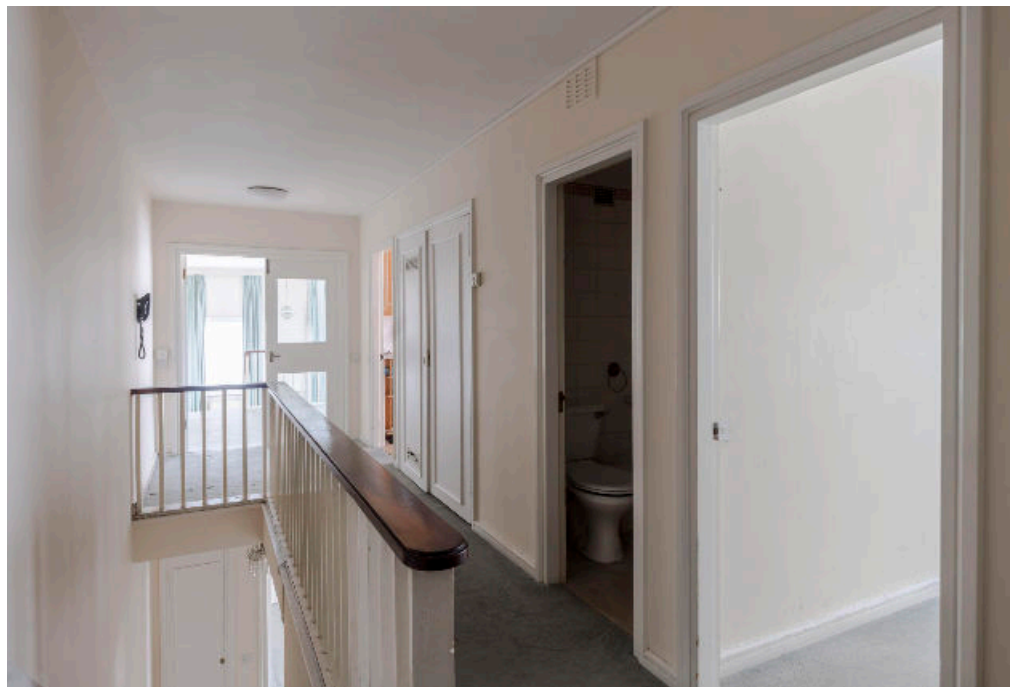
Council tax band: G

Location

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, Elizabeth line and Heathrow Express) and underground (Bakerloo, Circle, District and Hammersmith and City lines) stations are all within close proximity.

*Please note we are unable to confirm the next service charge and ground rent review date, please make your own inquiries.







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Approximate Gross Internal Area = 149.2 sq m / 1606 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.

Knight Frank

Hyde Park

1 Craven Terrace

London

W2 3QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Tim Perks

020 7871 5065

tim.perks@knightfrank.com



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 June 2023. Photographs and videos dated June 2023.

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