

The Water Gardens, London W2



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Located within the Hyde Park Estate, this eighth floor two bedroom apartment boasts concierge and far reaching City views and view point of the recently renovated communal gardens.

The property is in excellent condition throughout and comprises a naturally bright spacious reception on the building's corner with high ceilings and ample space for dining and entertainment. Adjacent is the sizeable fitted kitchen with lots of storage and worktop space.

The principal bedroom benefits from fitted wardrobes, and there is a second double bedroom also with fitted wardrobe space. In the main hallway is the bathroom, cloakroom and additional storage.



Asking price: £600,000

Tenure: Leasehold: approximately 63 years remaining

Service charge: £12,409 per annum. Please note, we have been unable to confirm the next review date for the service charge and ground rent.

Ground rent: £500 per annum

Local authority: City of Westminster

Council tax band: F

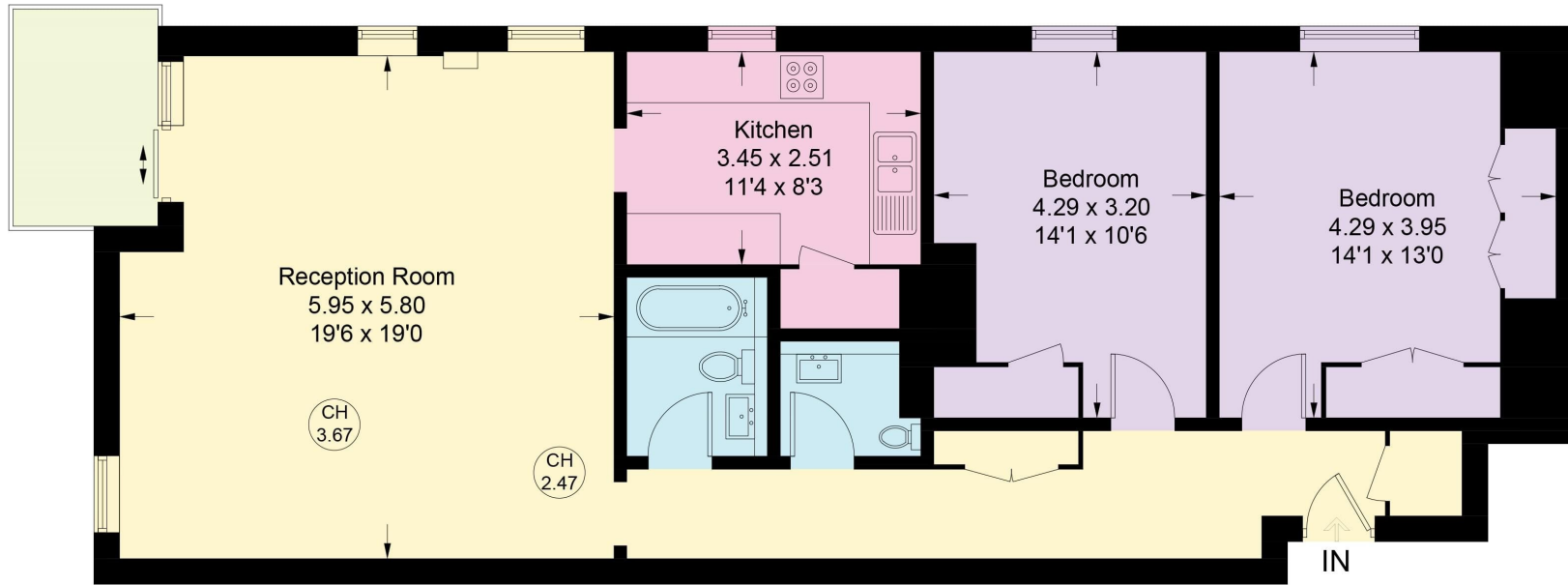
The Water Gardens is a well known building within a secure gated development. It is located in the heart of the Hyde Park Estate with the local amenities of Connaught Street nearby. The beautiful open spaces of Hyde Park and Kensington Gardens are also easily accessed.





Lancaster Gate underground (Central line), Paddington mainline (Network Rail, Crossrail and Heathrow Express) & underground (Bakerloo, Circle, District, Hammersmith & City lines) stations are all within close proximity.





Eighth Floor

Approximate Gross Internal Floor Area
94.1 sq m / 1,013 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.



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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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