

**£810,000**

Kendal Steps, Marble Arch, W2



2 Bedrooms



1 Bathroom



1 Reception



Balcony

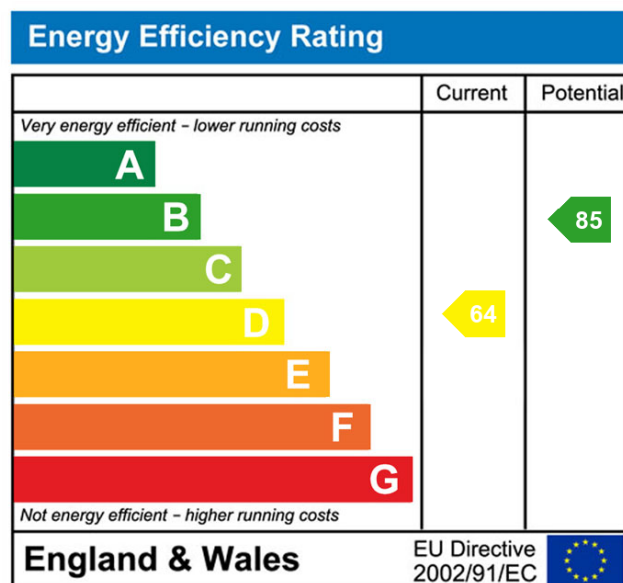
**PUBLIC NOTICE** – The vendor has been in receipt of an offer of £800,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

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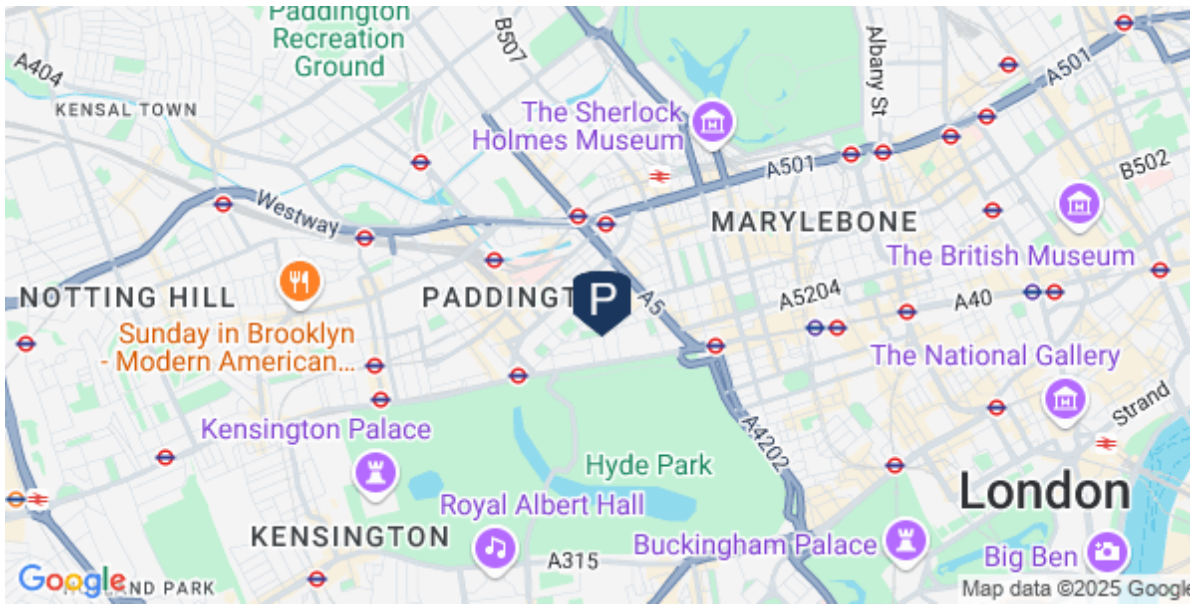
This bright 2 double bedroom maisonette is situated in Kendal Steps located near to Hyde Park and Connaught Village. In need of a complete refurbishment and totalling approximately 607 sq ft, 56.4m<sup>2</sup>. With large glass windows and door opening to a private balcony overlooking communal gardens. The apartment comes with a private

- ✓ Reception Room
- ✓ Open Plan Kitchen
- ✓ Private Balcony
- ✓ 2 Double Bedrooms
- ✓ Bathroom/wc
- ✓ Private Balcony 16'4 x 6'11 (4.97 by 2.1sqm)
- ✓ Approx 156 year lease
- ✓ Underground Car Parking Space
- ✓ Communal Gardens
- ✓ Located next to Hyde Park

underground car space. The third floor with living room, kitchen and balcony. Stairs to fourth floor with hallway, 2 bedrooms and a bathroom/wc.







PARK	St Georges Field, W2	Approx. Gross Internal Area
ESTATES	Date of Illustration: 24/09/2024	607.08ft <sup>2</sup> / 56.4m <sup>2</sup>

Ground Floor Approx. Gross Internal Area  
305.69ft<sup>2</sup> / 28.4m<sup>2</sup>



First Floor Approx. Gross Internal Area  
301.38ft<sup>2</sup> / 28m<sup>2</sup>



\*Approx. Gross Internal Area excludes restricted head height areas



Disclaimer: Floorplan Measurements are provided as approximate and are for illustrative purposes only. While we do not doubt the accuracy and completeness of the floorplans, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.