

## £790,000

## Kendal Steps, Marble Arch, W2









1 Bathroom



1 Reception

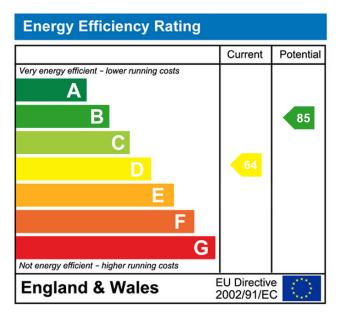


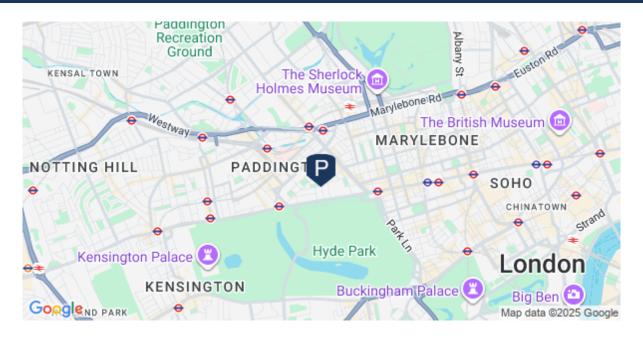
2 Bedroom, leasehold maisonette situated in a quiet development at Kendal Steps W2

Situated within the St Georges Field development located near to Hyde Park and Connaught Village. This apartment is in need of a complete refurbishment and totals approximately 607 sq ft, 56.4m2. With large glass windows and doors opening to a private balcony overlooking delightful communal gardens. Set on the third floor with living room, kitchen and balcony. Stairs to fourth floor with hallway, 2 bedrooms and a bathroom/wc. Leasehold term 199 years from 29 January 1982.

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









Ground Floor Approx. Gross Internal Area  $305.69 ft^2 / 28.4 m^2$ 



First Floor Approx. Gross Internal Area  $301.38 ft^2/28 m^2$ 





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



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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 corport of grounds you will the