

£810,000

Kendal Steps, Marble Arch, W2













1 Reception



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.

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.

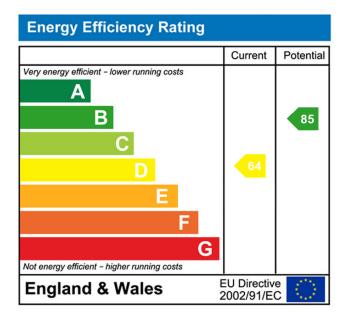
This bright 2 double bedroom maisonette is situated in Kendal Steps located near to Hyde Park and Connaught Village. In need of a complete refurbishment and totalling approximately 607 sq ft, 56.4m2. With large glass windows and door opening to a private balcony overlooking communal gardens. The apartment comes with a private

- Open Plan Kitchen
- Private Balcony
- 2 Double Bedrooms
- ⊗ Bathroom/wc
- Private Balcony 16'4 x6'11 (4.97 by 2.1sqm)
- Underground Car ParkingSpace
- 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.









Ground Floor Approx. Gross Internal Area 305.69ft² /28.4m²



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





*Approx. Gross Internal Area excludes restricted head height area



While we do not doubt the accuracy and completeness of the floorplans, you or your advisors should conduct a careful, independent investigation of the proper line reports of monotonical states.