

**£750,000**  
**Kendal Steps, Marble Arch, W2**



2 Bedrooms



1 Bathroom



1 Reception



Garden

**2 Bedroom, long leasehold maisonette with spacious balcony situated in a quiet gated development at Kendal Steps W2**

Situated within St Georges Field, a gated development located near to Hyde Park and Connaught Village. This apartment is in need of a complete refurbishment, totals approximately 607 sq ft, 56.4m<sup>2</sup> and is set over two floors. 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.

- ✓ Private Balcony 16'4 x 6'11 (4.97 by 2.1sqm)
- ✓ Approx 156 year lease
- ✓ 2 Double Bedrooms
- ✓ Spacious Reception Room I
- ✓ Open Plan Kitchen
- ✓ Bathroom/wc
- ✓ Refurbishment Potential
- ✓ Lovely Communal Gardens
- ✓ Short walk to Hyde Park
- ✓ Gated Development

These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract. All measurements are approximate and for guidance only. Park Estates London.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A		
B		85
C		
D	64	
E		
F		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

## Location



## Floor Plan

PARK  
ESTATES

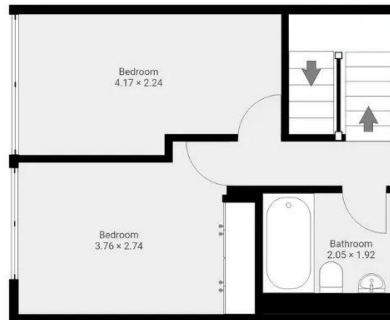
St Georges Field, W2  
Date of illustration: 24/09/2024

Approx. Gross Internal Area  
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