

£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, 56.4m² 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
Very energy efficient - lower running costs		
A		
B		85
C		
D	64	
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Location



Floor Plan

PARK
ESTATES

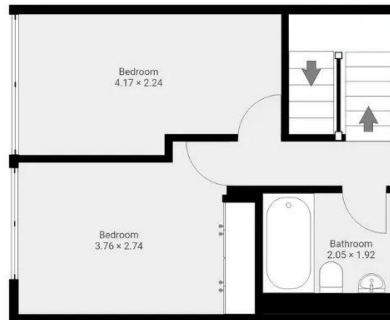
St Georges Field, W2
Date of illustration: 24/09/2024

Approx. Gross Internal Area
607.08ft² /56.4m²

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



First Floor Approx. Gross Internal Area
301.38ft² /28m²



*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