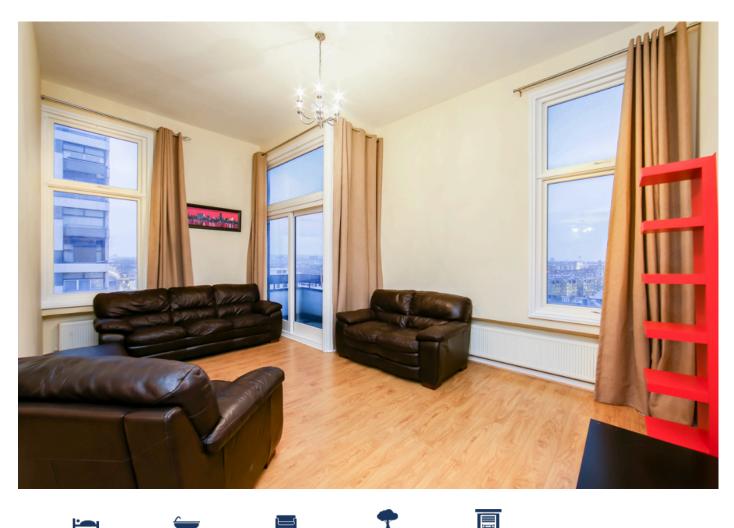


£749,950 The Water Gardens, Marble Arch, W2











No

Spacious and Bright Two Bedroom Apartment with long lease, offered for sale on the Hyde Park Estate.

Situated in a popular. 24 hour portered, gated block set on the Hyde Park Estate, this two bedroom apartment is offered for sale in fair condition.With high ceilings in the living room and sliding doors opening onto a balcony, with great views. Peacefull Communal gardens with a large pond and great fish. This apartment has a lease of approximately 150 years.

The Water Gardens is located a short walk from Connaught Village and all the independent shops, coffee shops and restaurants. A ten minute walk to Marble Arch and Paddington.

- O Entrance Hall
- Reception/Dining Room
- Fitted Kitchen
- ✓ Bathroom/wc
- High Ceilings to the Living Room

- Minutes Walk to Marble
 Arch and Paddington
- ✓ £10,148. pa to include Hot Water Central Heating, 24 Hour Porter, Building Insurance







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs A B C D E F G	78	78
Not energy efficient – higher running costs		
	EU Directive 2002/91/EC	

Park Estates London 46 Harrowby Street London W1H 5HT

PARK ESTATES

