

£790,000

Kendal Steps, Marble Arch, W2



2 Bedrooms



1 Bathroom



1 Reception

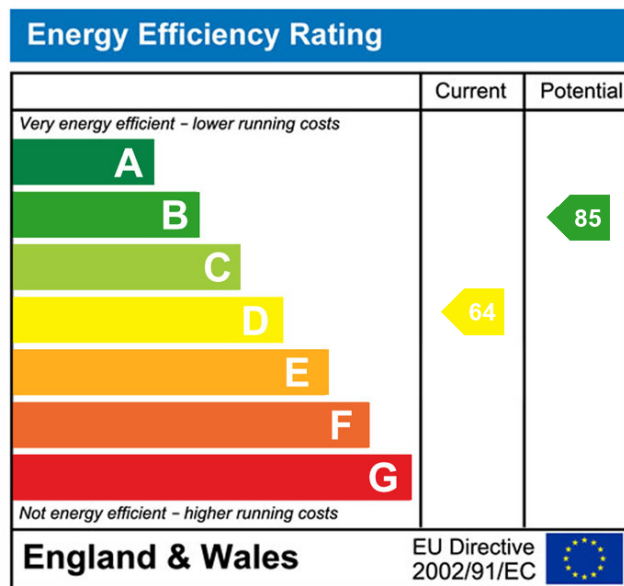


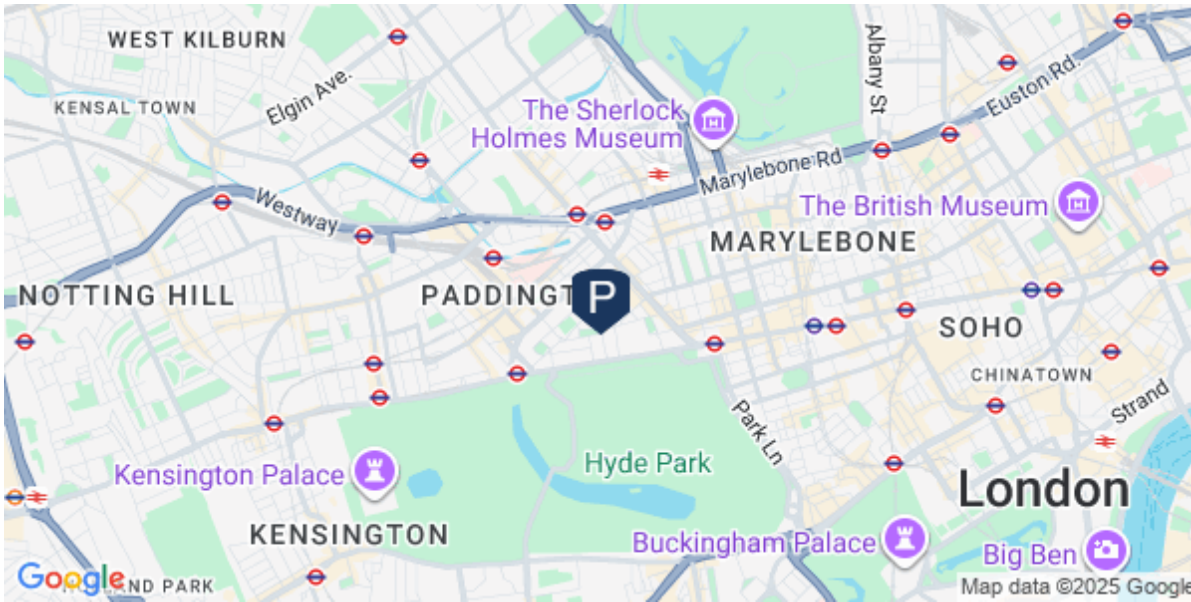
Balcony

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
- ✓ 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



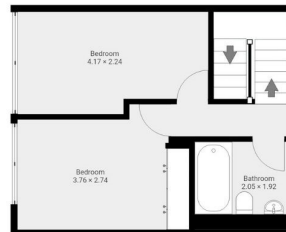


PARK	St Georges Field, W2	Approx. Gross Internal Area
ESTATES	Date of Illustration: 24/09/2024	607.08ft ² / 56.4m ²

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.