

£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.

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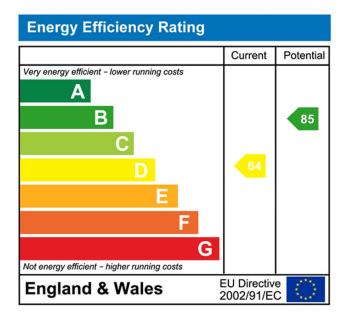
This bright 2 double bedroom maisonette is situated in Kendal Steps located near to Hyde Park and Connaught Village. In need of a complete refurbishment and totalling approximately 607 sq ft, 56.4m2. With large glass windows and door opening to a private balcony overlooking communal gardens. The apartment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

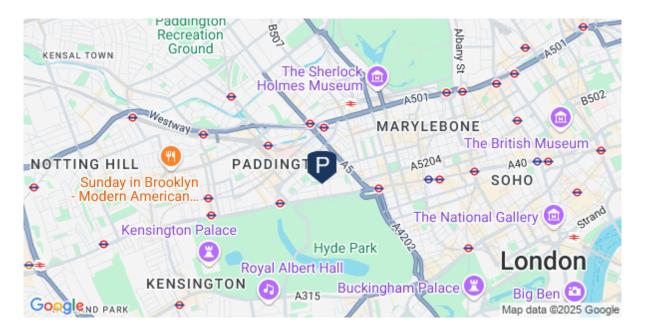
- Open Plan Kitchen
- Private Balcony
- 2 Double Bedrooms
- ⊗ Bathroom/wc
- Private Balcony 16'4 x6'11 (4.97 by 2.1sqm)
- Underground Car ParkingSpace
- Located next to Hyde Park



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 $305.69 ft^2 / 28.4 m^2$



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





*Approx. Gross Internal Area excludes restricted head height area



unctainment roughait measurements are provided as approximate and are on most diver 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 corport of grounds you will the