

**£749,950**

The Water Gardens, Marble Arch, W2



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



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. Peaceful 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.

- ✓ Entrance Hall
- ✓ Reception/Dining Room
- ✓ 2 Bedrooms
- ✓ Fitted Kitchen
- ✓ Bathroom/wc
- ✓ High Ceilings to the Living Room
- ✓ 24 Hour Portered Block
- ✓ Approx 150 years
- ✓ 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 |
| <i>Very energy efficient – lower running costs</i> |                            |           |
| <b>A</b>                                           |                            |           |
| <b>B</b>                                           |                            |           |
| <b>C</b>                                           | 78                         | 78        |
| <b>D</b>                                           |                            |           |
| <b>E</b>                                           |                            |           |
| <b>F</b>                                           |                            |           |
| <b>G</b>                                           |                            |           |
| <i>Not energy efficient – higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

