

## The Water Gardens W2

£598,000 leasehold

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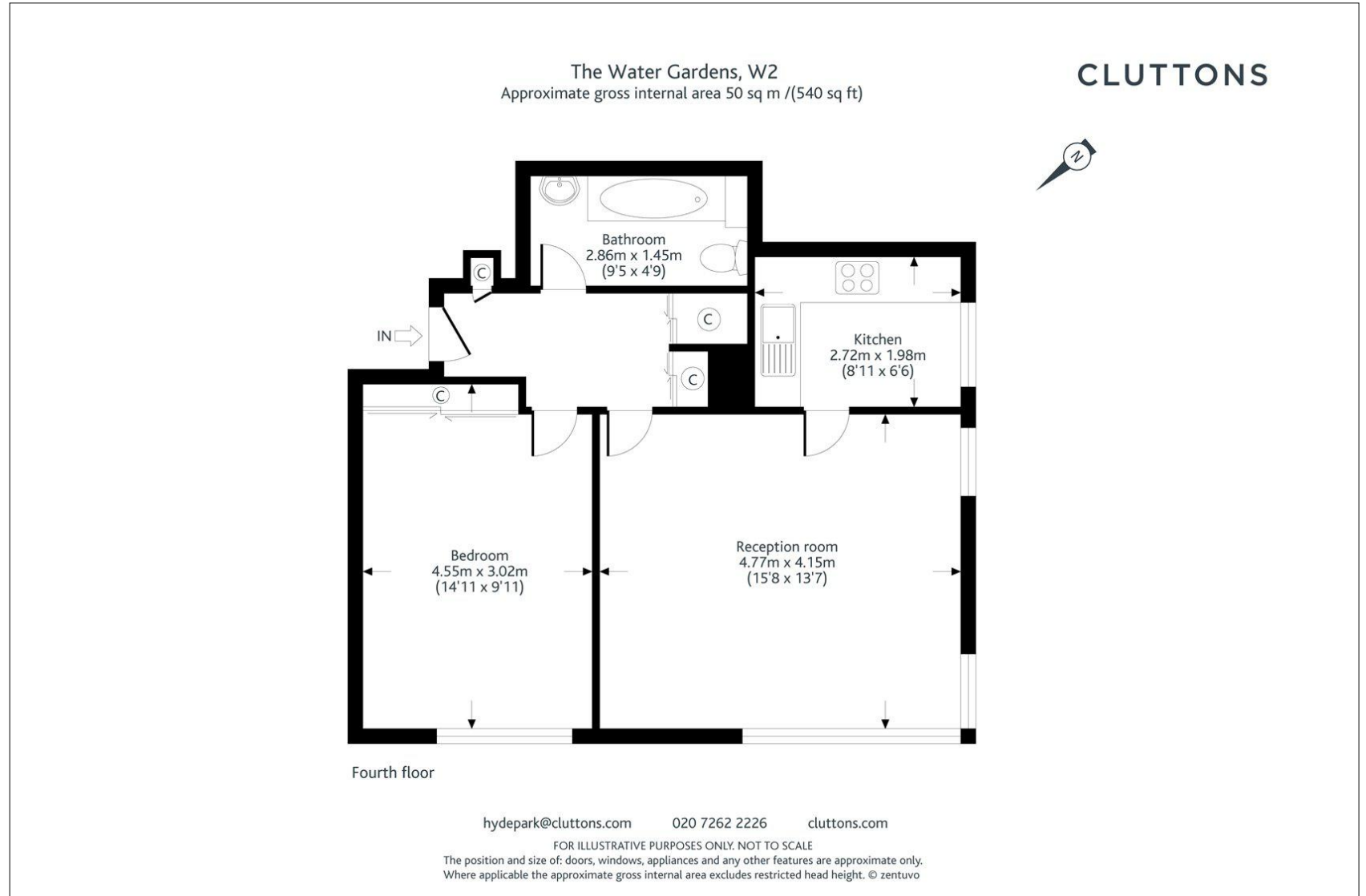


**A newly renovated, bright, dual aspect, spacious one bedroom apartment, arranged on the fourth floor (with lift) in a portered block with a long lease.**

The property offers a spacious living area, large bedroom and benefits from large windows resulting in a flood of natural light.

The Water Gardens is located just to the north of Hyde Park a few blocks from Marble Arch and close to Paddington Main Line Station and the Heathrow Express/ Crossrail, District, Circle, Hammersmith and City tube lines are all available at Edgware Road Station together with the Bakerloo line also located on Edgware Road and the Central Line at Lancaster Gate. A variety of buses and super markets such as Waitrose and Tesco are moments away on Edgware Road.

Service Charge: £4,856 pa (approx.)  
Council Tax Band: E  
Lease Length = 152 years remaining



Approximate gross internal area:  
540 sq ft (50.2 sq m)  
EPC rating: D | Ref: ALB170085





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For further details contact

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