

THE WATER GARDENS, London, W2

£1,490,000



Full Description

A four double-bedroom apartment arranged over the 9th & 10th floors and extending to 1832 sq ft with far-reaching views of this extremely popular gated development.

The accommodation comprises a reception room, dining room, kitchen, three double bedrooms, a fourth bedroom/study an ensuite bathroom, ensuite shower room two further shower rooms, a cloakroom, and a balcony. Added benefits include 24-hour concierge, lifts, and communal gardens. The Water Gardens is brilliantly located just a short walk from Marble Arch tube station, Paddington, Edgware Road, Oxford Street, and the green open spaces of Hyde Park.

Additional Information

Tenure Years Remaining: 151
Annual Service Charge: 6654
Council Tax band: H
Ground Rent Amount: £600.00

Features

- Reception Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Study / Fourth Bedroom
- Ensuite Bathroom
- Ensuite Shower Room
- Two Shower Rooms
- Cloakroom
- Balcony

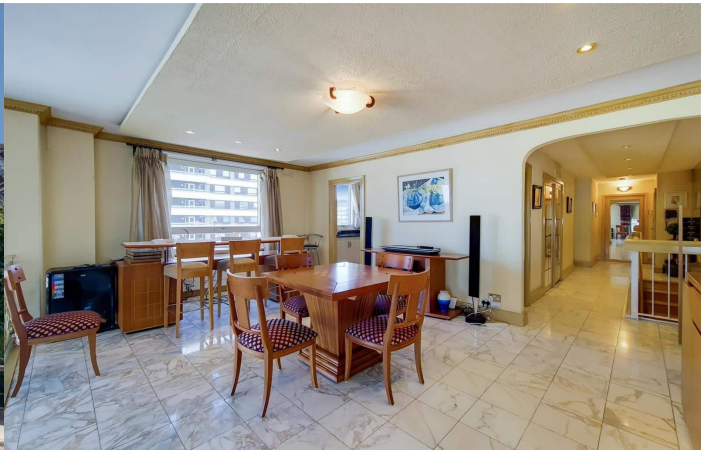
Contact Us

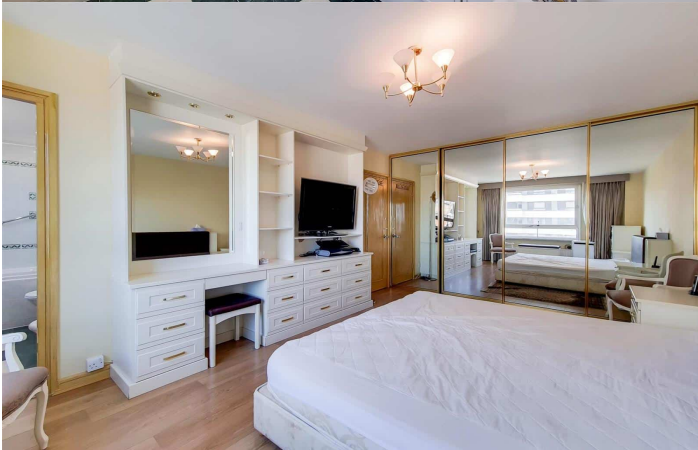
Plaza Estates

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228 The Water Gardens LONDON W2 2DG		Energy rating C	
Valid until 17 January 2035		Certificate number 2321-9393-0588-6001-0543	

Property type		Mid-floor flat	
Total floor area		162 square metres	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





170.26 sqm / 1832.66 sqft

156.97 sqm / 1711.14 sqft

5.61 sqm / 60.24 sqft

0.00 sqm / 0.00 sqft



These standard floor plans are produced in accordance with the provisions of the International Property Measurement Standards. Floor and garden area measurements only are excluded from all area calculations. Due to rounding, summed area may not add up precisely. All measurements are given for the individual rooms and are not the maximum possible of measurements captured in the scan.

area as measured: 170.26 sqm / 1832.66 sqft
area as measured: 156.97 sqm / 1711.14 sqft
area as measured: 5.61 sqm / 60.24 sqft
area as measured: 0.00 sqm / 0.00 sqft