THE WATER GARDENS, London, W2

£800,000

Full Description

A two double-bedroom apartment extending to 1114 sq ft on the second floor in this extremely popular gated, purpose-built block.

The accommodation comprises a large reception room with a double-height ceiling and a south/west-facing balcony overlooking the water gardens, a separate kitchen, two bedrooms, a bathroom and a shower room. Added benefits include 24 hour porter, communal gardens and lifts. The Water Gardens are wonderfully located just a short walk from Marble Arch tube station, Edgware Road, Paddington, Oxford Street and the open spaces of Hyde Park.

Additional Information

Tenure Years Remaining: 149
Annual Service Charge: 13120

Features

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Balcony
- 24 Hour Porter
- Lifts
- Communal Gardens

Contact Us

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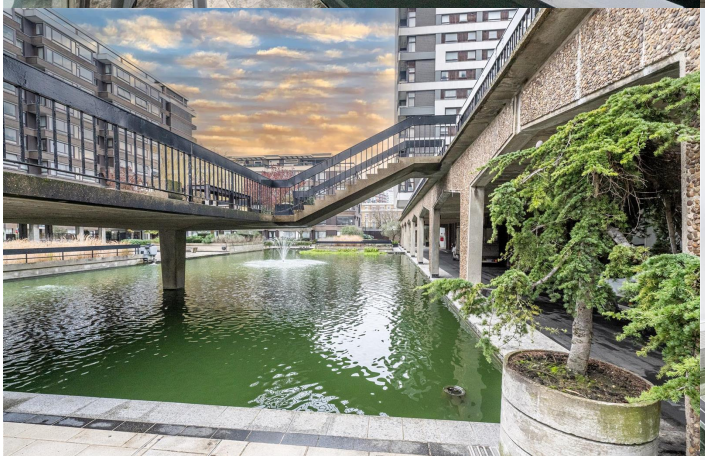
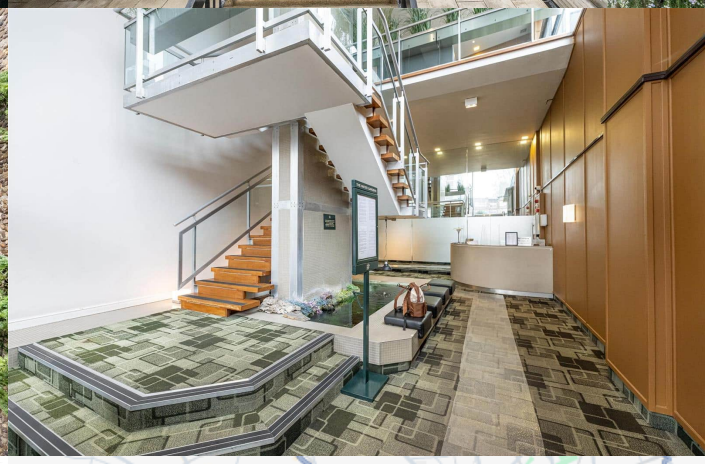




Energy performance certificate (EPC)

102, The Water Gardens LONDON W2 2DD	Energy rating **D**	Valid until:	5 July 2027
		Certificate number:	0658-2096-7213-1763-2944

Property type	Mid-floor flat
Total floor area	87 square metres

Rules on letting this property

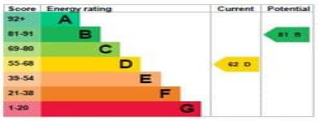
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Second Floor

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The Water Gardens, W2

Approx. Gross Internal Area
103.49 Sq M - 1114 Sq Ft