

THE WATER GARDENS, London, W2

£1,200 pw



Full Description

A two-bedroom apartment extending to 1110 sq ft on the 11th floor with views towards Hyde Park.

The property has 1 shower room a separate WC and a balcony.

The Water Gardens is an extremely popular gated, purpose-built development, brilliantly located just a short walk from Oxford Street, Marble Arch underground station (Central Line), and the green open spaces of Hyde Park.

Features

- Two Bedrooms
- Reception Room
- Shower Room
- WC
- Kitchen
- Lift
- Balcony
- 24HR Porters

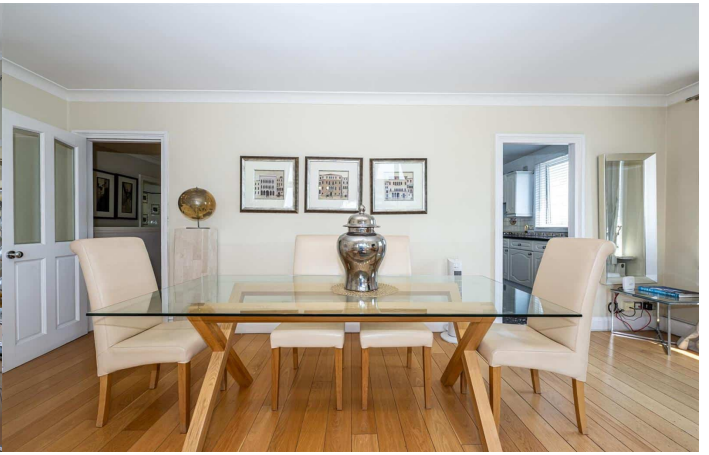
Contact Us

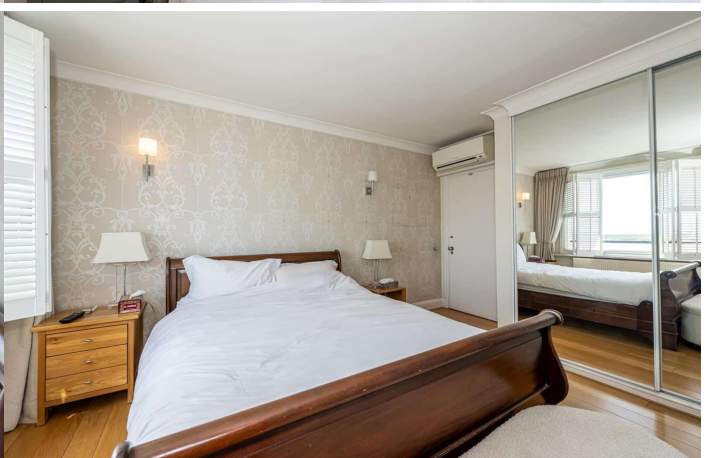
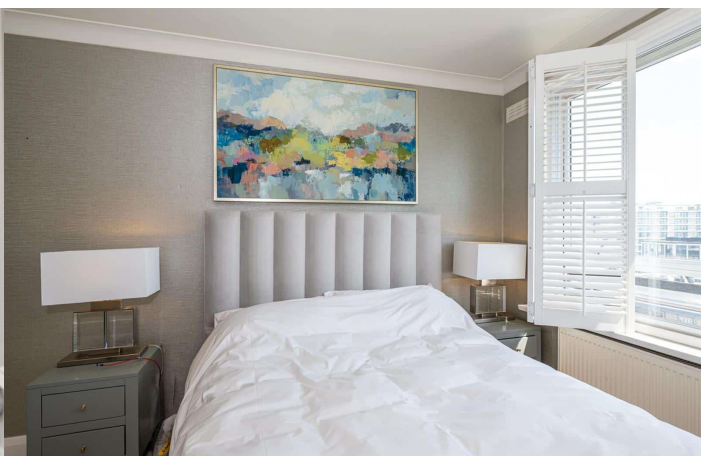
Plaza Estates

29 Edgware Road, London
W2 2JE

T: 020 7724 3100

E: ma@plazaestates.co.uk







Energy performance certificate (EPC)

33 The Water Gardens LONDON W2 2DB	Energy rating C	Valid until: 20 July 2036
		Certificate number: 1400-4604-9822-3625-3363

Property type	Mid-floor flat
Total floor area	103 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

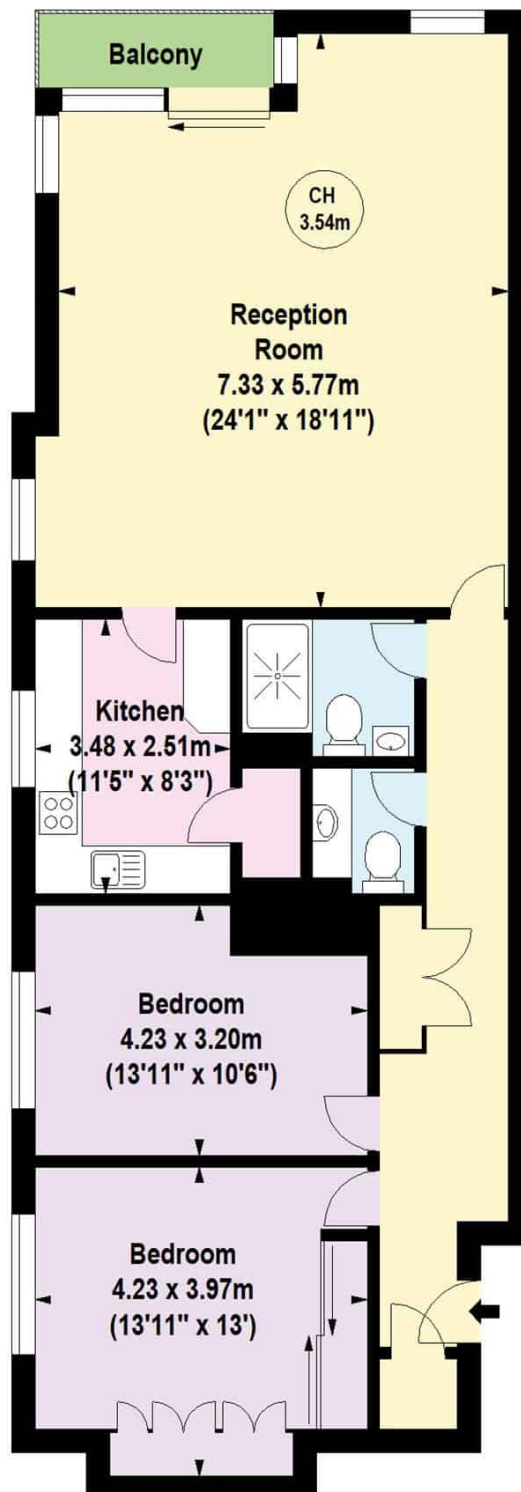
Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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





Eleventh Floor

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The Water Gardens, W2

Approx. Gross Internal Area
103.12 Sq M - 1110 Sq Ft

 **TOTAL VISTA**