



Two Bedroom Apartment Overlooking the  
Communal Water Gardens

# THE WATER GARDENS

HYDE PARK, W2

Asking Price  
£695,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

**Guide Price**  
£695,000

**Square Footage**  
750

**Council Tax Band**  
F

**EPC**  
D

**Tenure**  
Leasehold

**Service Charge**  
£9,800 pa

This well presented two bedroom apartment sits on the 8th floor (Lift access) with views over the communal water gardens and it sits within a private gated development which benefits from 24 hour porter and security. This apartment comprises, two bedrooms, family bathroom, W/C, open plan kitchen/dining room with separate kitchen.

Located on the edge of Connaught Village, with its artisan coffee shops and boutique shops. The apartment sits moments away from Hyde Park and is easy access for train and tube links via Marble Arch, Paddington and Lancaster Gate.

## FEATURES

Two Bedrooms

One Reception Room

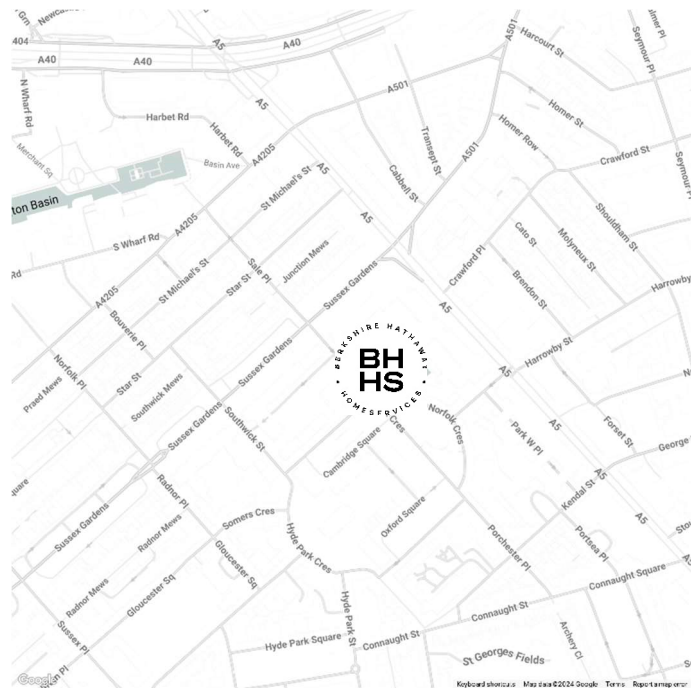
One Bathroom

Residents Parking

Communal Gardens

Concierge/Porter

## LOCATION

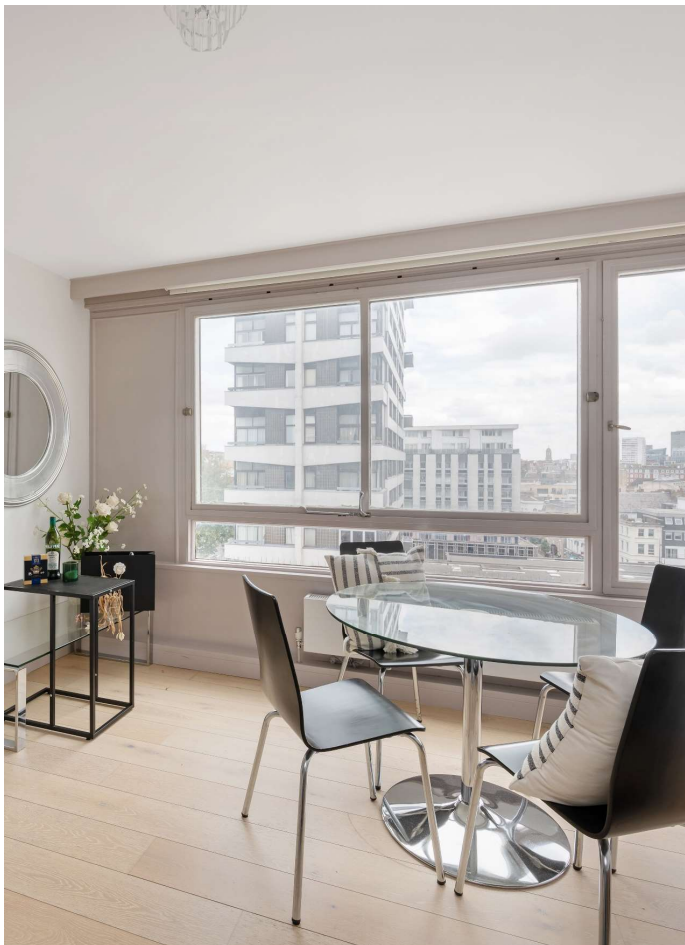
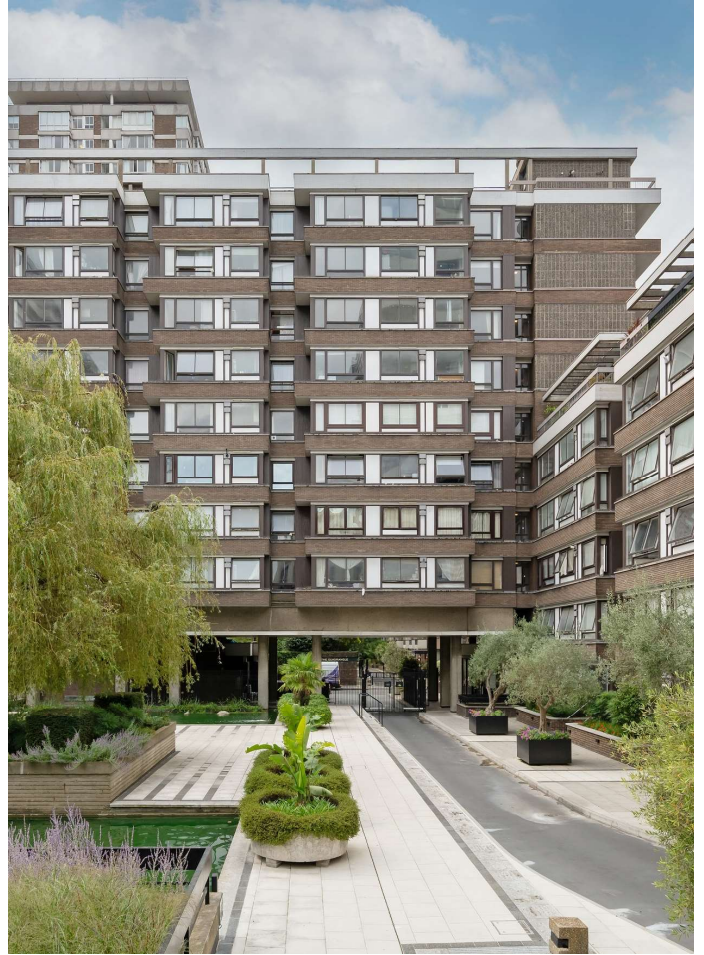


## HYDE PARK SALES

24-25 Albion Street, W2 2AX

020 7262 2030

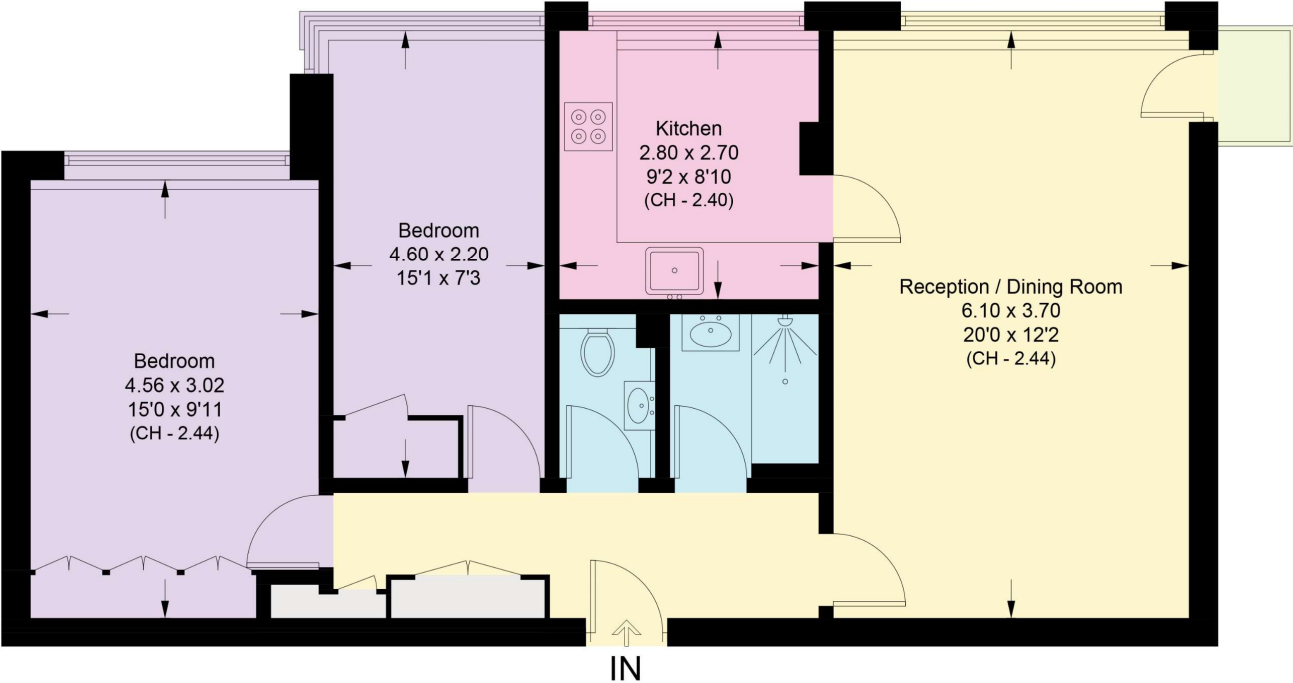
sales.hydepark@bhhs-london.com



# FLOORPLAN

## The Water Gardens, W2

Approximate Area = 68.9 sq m / 742 sq ft



### Eighth Floor

Approximate Area = 68.9 sq m / 742 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.