



The Water Gardens

London

W2



The Water Gardens

A modern and very bright lateral apartment situated on the fifteenth floor in a popular tower block The Water Gardens. Comprising of double reception room, three double bedrooms, two bathrooms (one en suite), a 24/7 porter, lift and security being part of gated Hyde Park Estate

This stunning property is surrounded by greenery and architecture of its gardens and spoiling with magnificent London views.

Conveniently located for transport, Edgware Road Station is 0.1 miles, Marble Arch Station 0.5 miles and 0.5 miles to Paddington Station.

The famous Oxford Street and its parade of high - End shops, restaurants and stunning greenery of Hyde Park are also minutes away.

This fabulous apartment will make a wonderful home or a pied-a-terre.



- Three bedrooms
- Two bathrooms
- One en suite
- Double reception
- Very bright
- Porter 24/7
- Lift
- Great condition
- Beautiful communal gardens
- Air conditioning
- Fifteenth floor
- Stunning views
- Prime location
- Gated development
- Double aspect
- Chain free
- Long lease
- Near Oxford St.
- Near transport
- Near shops and restaurants





















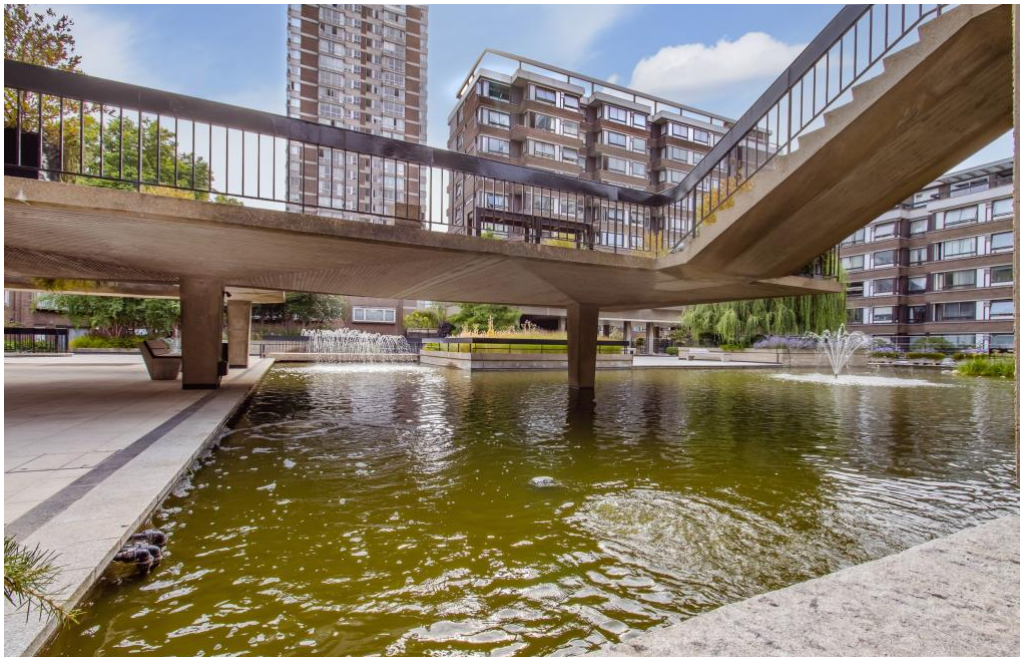
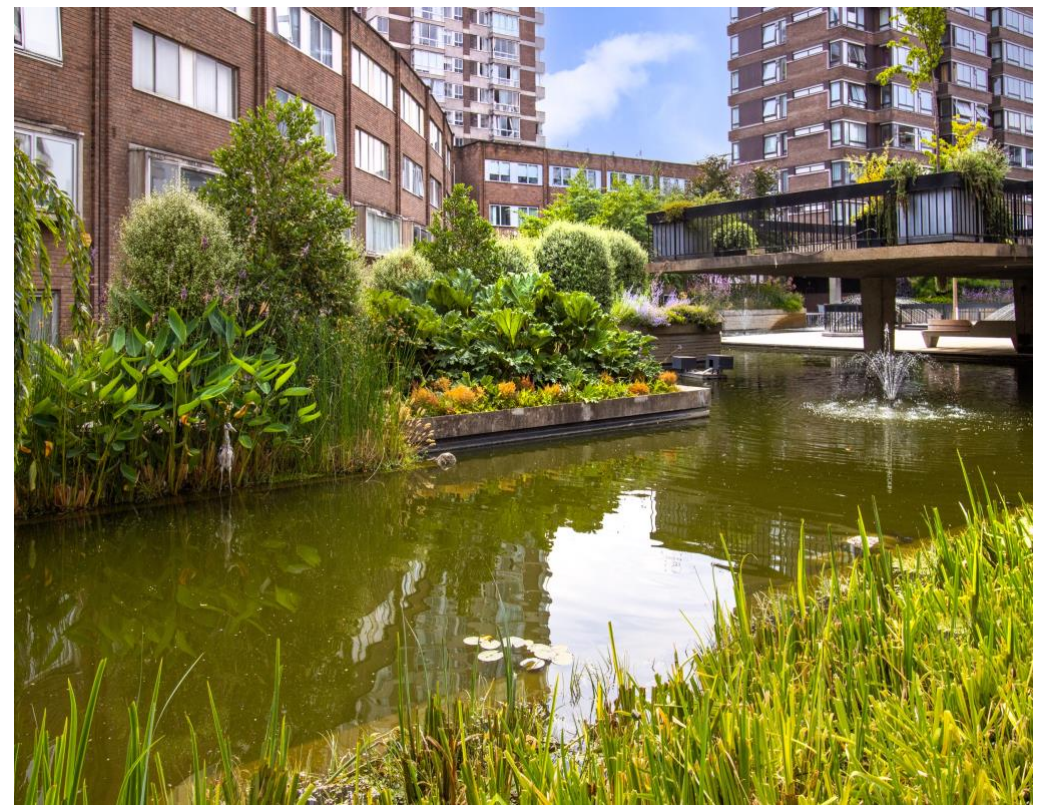
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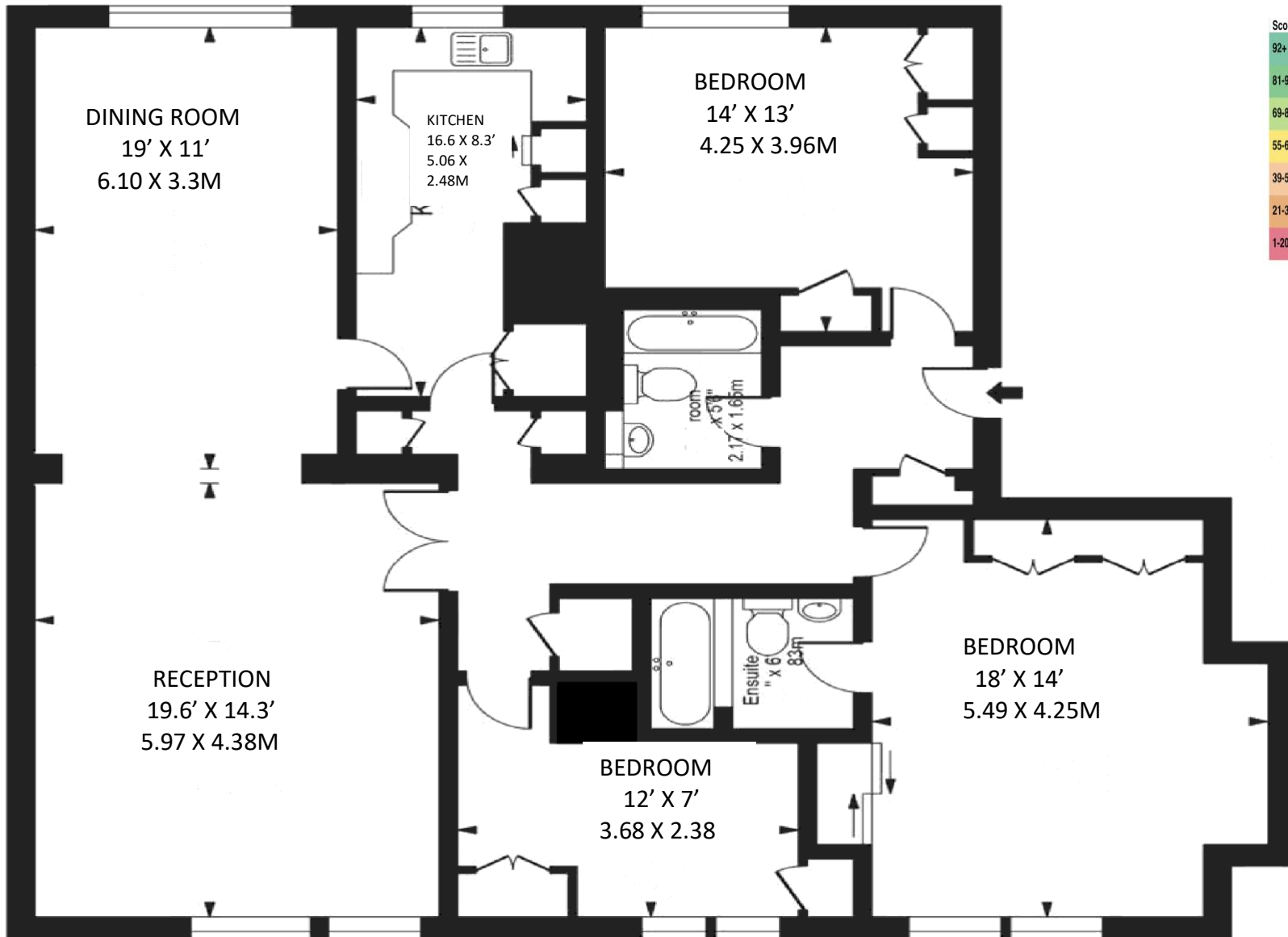


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This hidden treasure is suspended over a podium deck and features mature trees and lush vegetation interacting with brutalist design elements, threaded through 1500sqm of large shallow ponds with aquatic vegetation and freshwater fish. Hidden corners allow the visitor to sit and enjoy a variety of views.

The Water Gardens Designed Landscape (i.e.the gardens and ponds) are now Grade II listed following Historic England's project to identify post-war landscapes that were underrepresented on the National Heritage List for England.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area 1517 Sq Ft /140.96 Sq M
 Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only.

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Terms and Conditions

Price

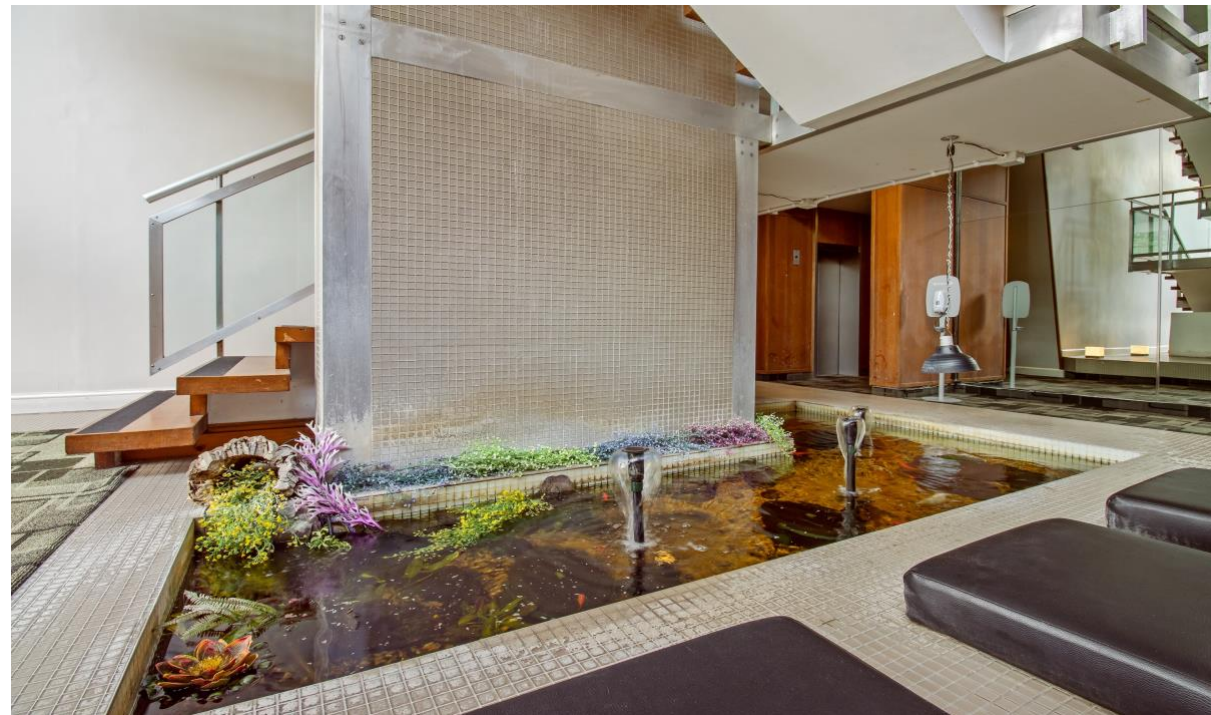
£1,999,000 Subject To Contract

Tenure

Leasehold, unexpired 153 years

Service Charge:

£22000 PA





Viewings strictly by appointment.
Please contact our agent Bozena Dela

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