



, The Water Gardens,
Hyde Park Estate, W2

Asking Price £700,000, Leasehold

NAPIER WATT

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Description

Napier Watt is pleased to offer for auction this spacious 3rd-floor apartment (978 sqft / 90 sqm) featuring three bedrooms and two shower rooms in a purpose-built block with 24-hour porter service and passenger lifts.

The property includes a reception room, kitchen, three double bedrooms, and two shower rooms. The Water Gardens is ideally located just a stone's throw from Hyde Park, Oxford Street, and the nearest underground station, Marble Arch.

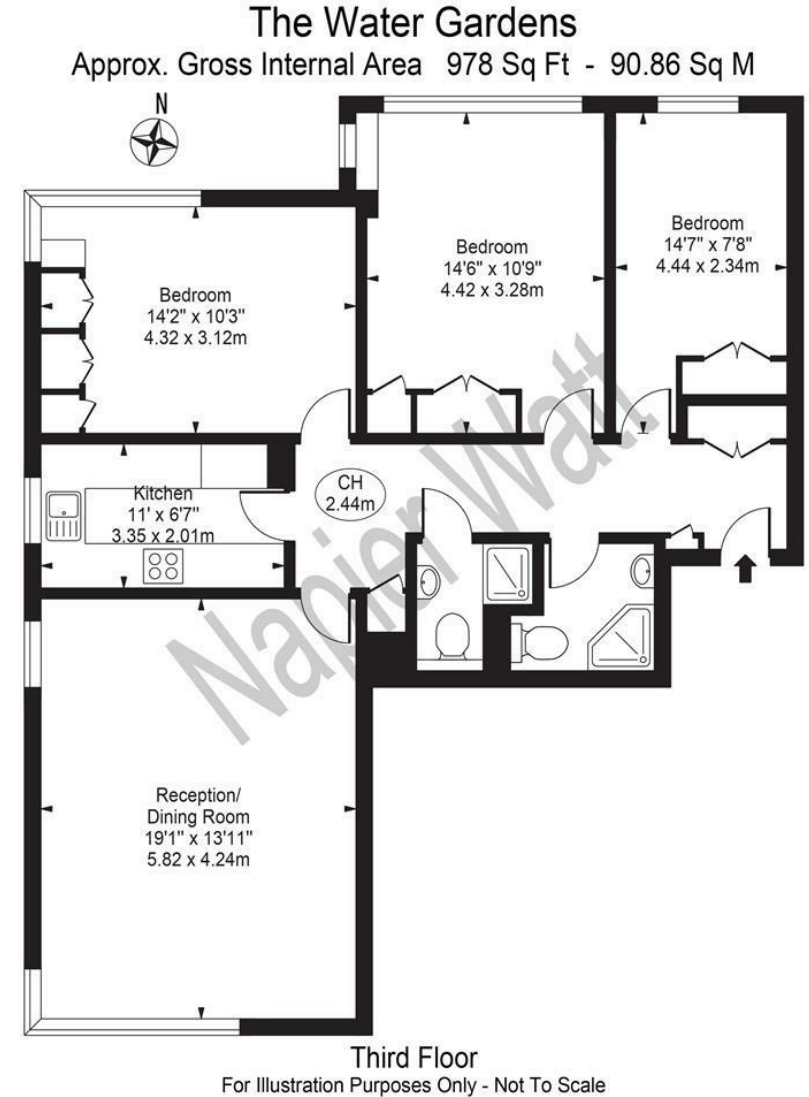
Leasehold: 99 years from 25 December 1986 (61 years remaining)
 Ground Rent: £500 per annum
 Service Charge: £8,804.52 per annum
 Council Tax: Band F
 EPC Rating: D

Key Features

- 3RD FLOOR WITH LIFT
- COMMUNAL GARDENS
- GREAT LOCATION
- OXFORD STREET
- 24 HOUR PORTERAGE
- IN NEED OF UPDATING
- EASY WALKING DISTANCE TO HYDE PARK

Terms

Leasehold 99 years from 25 December 1986 ie 61 years
 Rent : £500 pa
 Service Charge: £8804.52 pa
 Council Tax Westminster F
 EPC D



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.