



The Water Gardens, Hyde Park, W2

Asking Price £1,650,000, Leasehold

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Description

In need of complete refurbishment, this 3 bedroom duplex apartment offers 1,926 sqft / 178 sqm over two floors (6th/7th) and features a private balcony with attractive south westerly views of the communal gardens.

With a bright split-level reception room, fitted kitchen, and en suite bedrooms, the building also provides a porter service and is conveniently close to local amenities and transportation links. A perfect chance to create a wonderful home in a sought-after location.

: Entrance Hall : Split Level Reception room : Kitchen With Breakfast Room : 4 Bedrooms : 2 Bathrooms : Guest WC : Balcony : Communal Gardens : Extended Lease ; Lift : Porter :

Key Features

- BRIGHT S/W FACING VIEWS
- EXTENSIVE COMMUNAL GARDENS
- 6th/7th FLOOR
- BALCONY
- LIFTS
- IN NEED OF WORK

Terms

Date : 28 September 2011

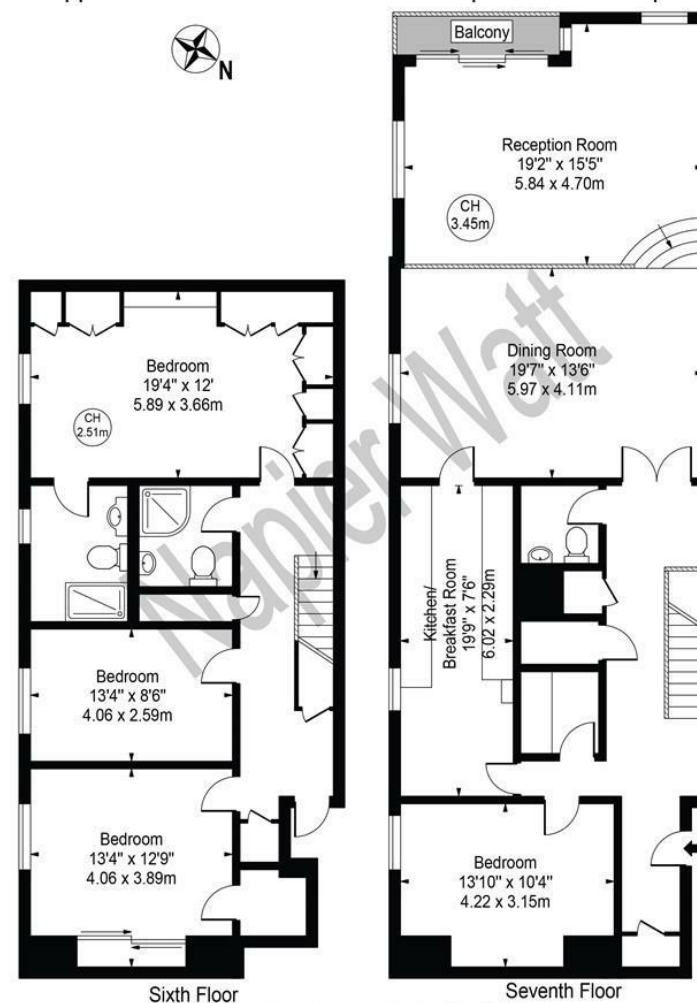
Term : From 28 September 2011 and expiring on 24 June 2131

Council Tax Westminster Band H

Service Charge : £5,504 Per Quarter

Watergardens

Approx. Gross Internal Area 1926 Sq Ft - 178.93 Sq M



For Illustration Purposes Only - Not To Scale

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.