



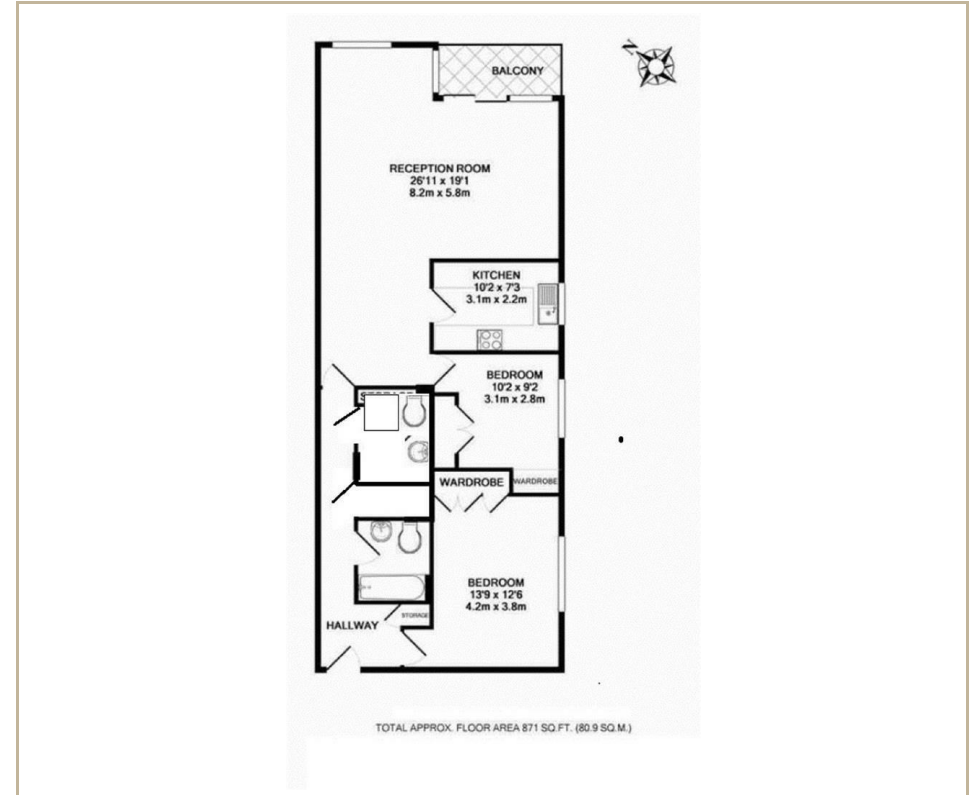
THE WATER GARDENS, BURWOOD PLACE,  
LONDON, W2  
Asking Price £750,000 Leasehold

T. +44 (0) 20 7935 0011  
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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

SOLE AGENTS ARE PLEASED TO OFFER FOR SALE this brilliant opportunity to purchase a spacious (871sqft / 80sqm) two bedrooms, two bathroom apartment in this well maintained purpose built block with 24 hours portorage and passenger lifts. Property comprises a large reception room with double height ceiling, south facing balcony, well fitted kitchen, 2 double bedrooms and two shower rooms. The Water Gardens is superbly located a stone's throw away from Hyde Park, Oxford Street as well from closest underground station - Marble Arch.



## TERMS

Leasehold 64 years  
Service Charge £2,056 per quarter

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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