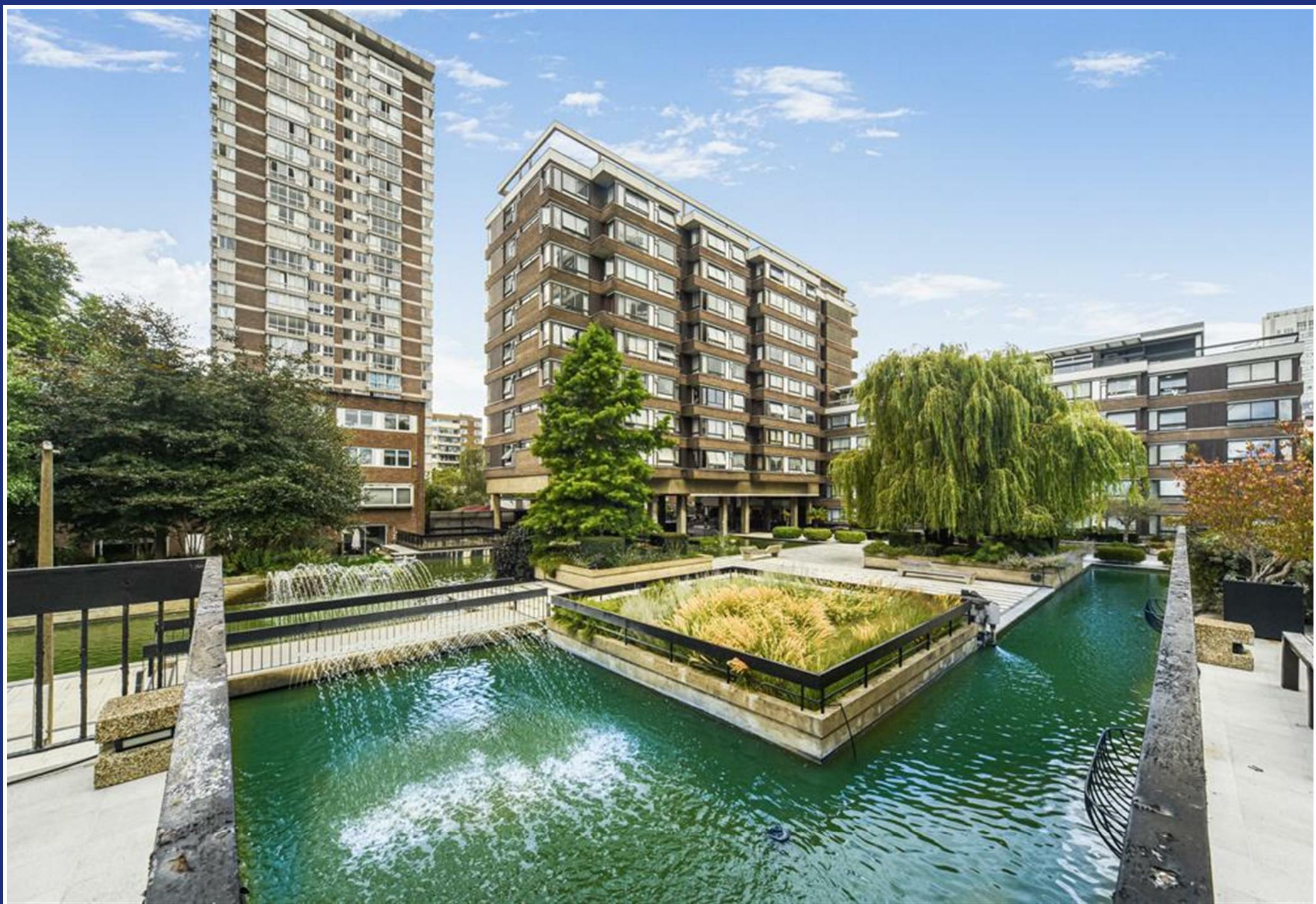




23 The Water Gardens, London, W2 2DA

£3,999 Per month

2 2 1 B



£3,999 Per month

# 23 The Water Gardens

London, W2 2DA

- Eighth-floor apartment
- Double-height reception room
- Two bedrooms
- Landscaped communal gardens
- 0.3 miles to Edgware Road station
- Approx. 1,076 sq ft
- Private north-east facing balcony
- Two bathrooms
- Quiet residential setting
- 0.5 miles to Paddington Station

Set within the tranquil surroundings of The Water Gardens, this well-presented eighth-floor apartment is offered furnished or unfurnished and provides generous, well-proportioned accommodation extending to approximately 1,076 sq ft, making it ideal for professional tenants, couples, or small families.

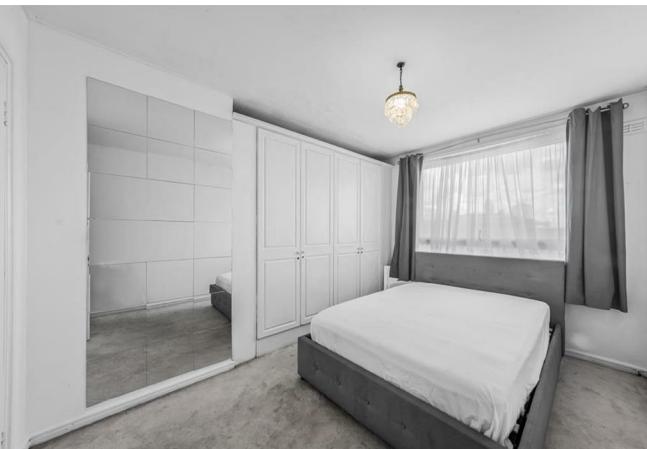
The property boasts a spacious reception room with impressive double-height ceilings, creating a bright and airy living environment. This space opens directly onto a private north-east facing balcony, offering a pleasant outlook and valuable outdoor space.

There are two well-sized bedrooms and two contemporary bathrooms, all finished to a good standard and presented in excellent condition throughout.

Residents enjoy access to beautifully maintained communal gardens, featuring landscaped areas and tranquil ponds, which provide a peaceful and distinctive residential setting rarely found in central London.

The apartment is exceptionally well connected, with Edgware Road Underground Station approximately 0.3 miles away (Circle, District, Hammersmith & City and Bakerloo lines), while Paddington Station is within 0.5 miles, offering access to the Bakerloo, Circle, District, Hammersmith & City lines, the Elizabeth line, and National Rail services.

Overall, this is a spacious and characterful apartment offering outdoor space, excellent transport links, and the flexibility of being offered furnished or unfurnished, all within a popular and well-regarded central London development.



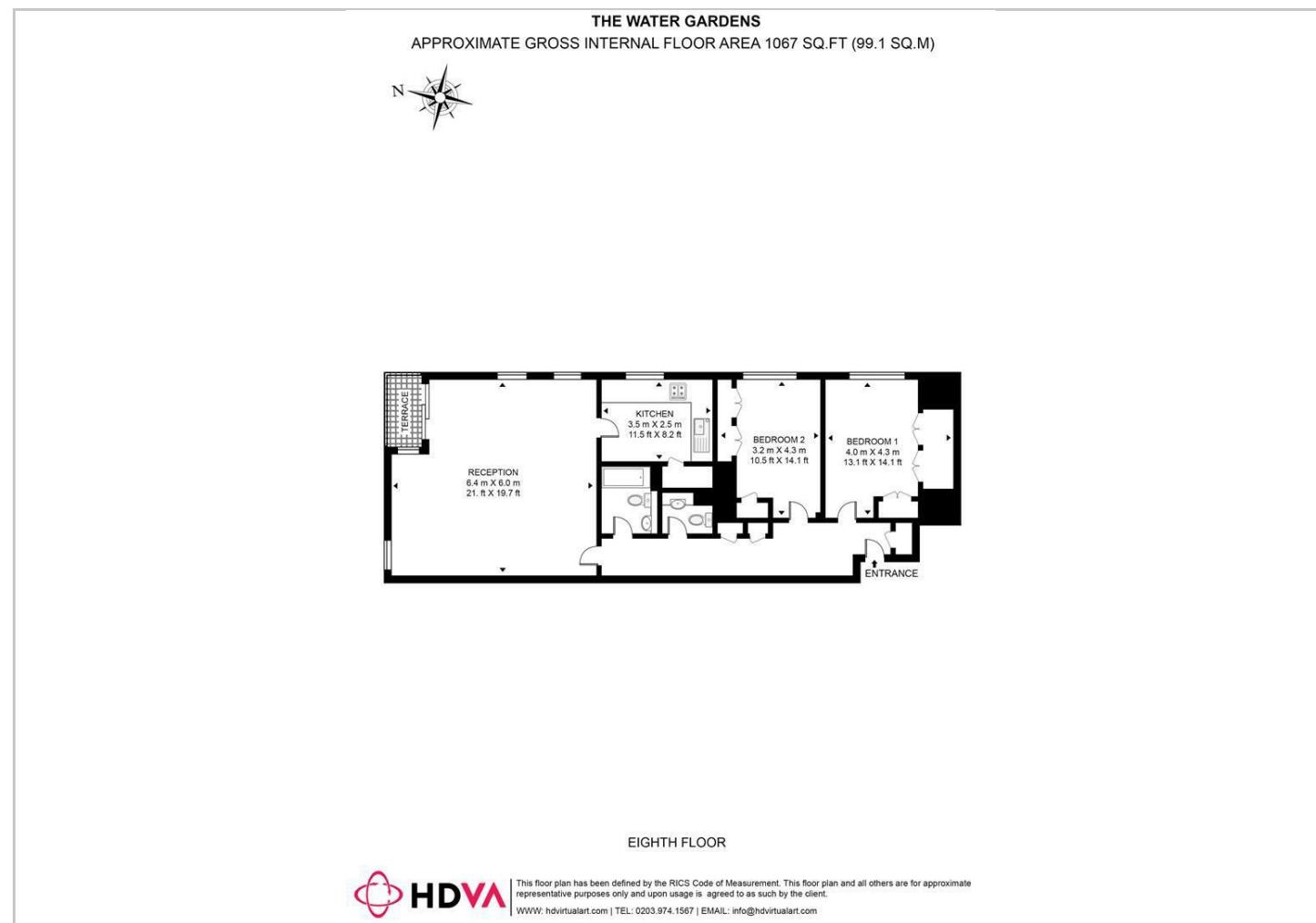


Directions





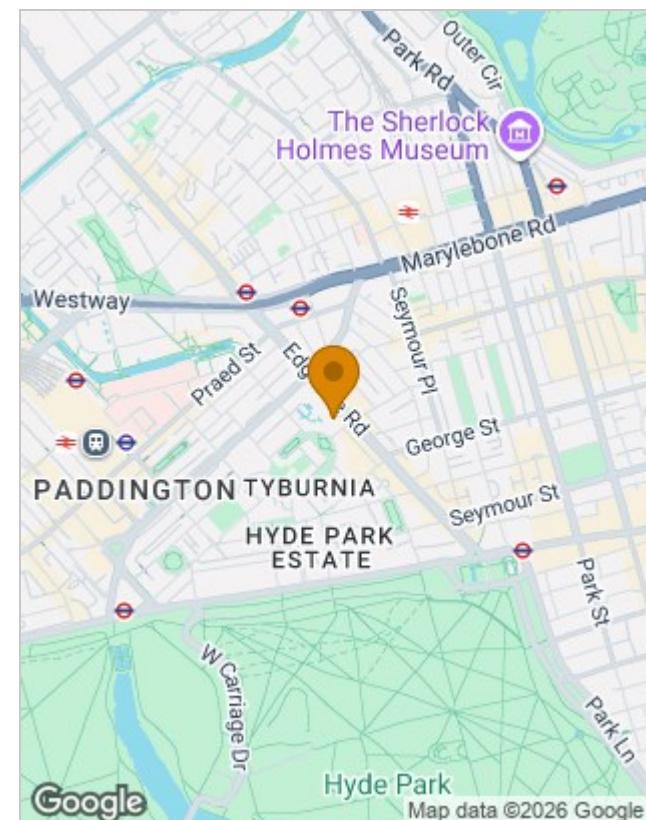
## Floor Plans



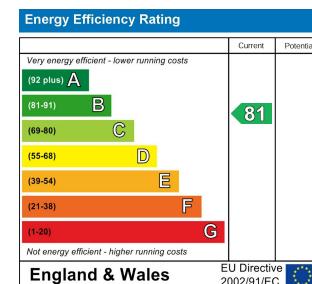
## Viewing

Please contact our Lugus Homes Office on 07787 560885  
if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.