



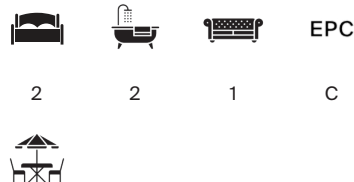
THE WATER GARDENS

Hyde Park W2



REFURBISHED TWO BEDROOM FLAT

A fully refurbished, beautifully presented two bedroom apartment on the fourth floor of this popular portered block in the heart of Hyde Park W2, close to the local amenities of Connaught Village and Paddington Central.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 150 years remaining

Service charge: £13,338 per annum, reviewed every year, next review date 2026

Guide Price: £1,300,000



THE WATER GARDENS

Located on the 4th floor of this modern, portered block, in the heart of the Hyde Park Estate, is this 103.5 sq. m. (1,114 sq ft) apartment offering a Southerly aspect from the private balcony.

Contemporary in style, this lovely apartment has a spacious dual aspect reception room with a double height ceiling, separate raised dining area and sliding doors out to a private balcony.

There are two bright double bedrooms, both with built-in wardrobes. There is a stunning bathroom and a guest cloakroom. The kitchen is modern and has ample fitted cabinets and integrated appliances.

This beautifully presented apartment also has access to the communal gardens and has a lift and porter.



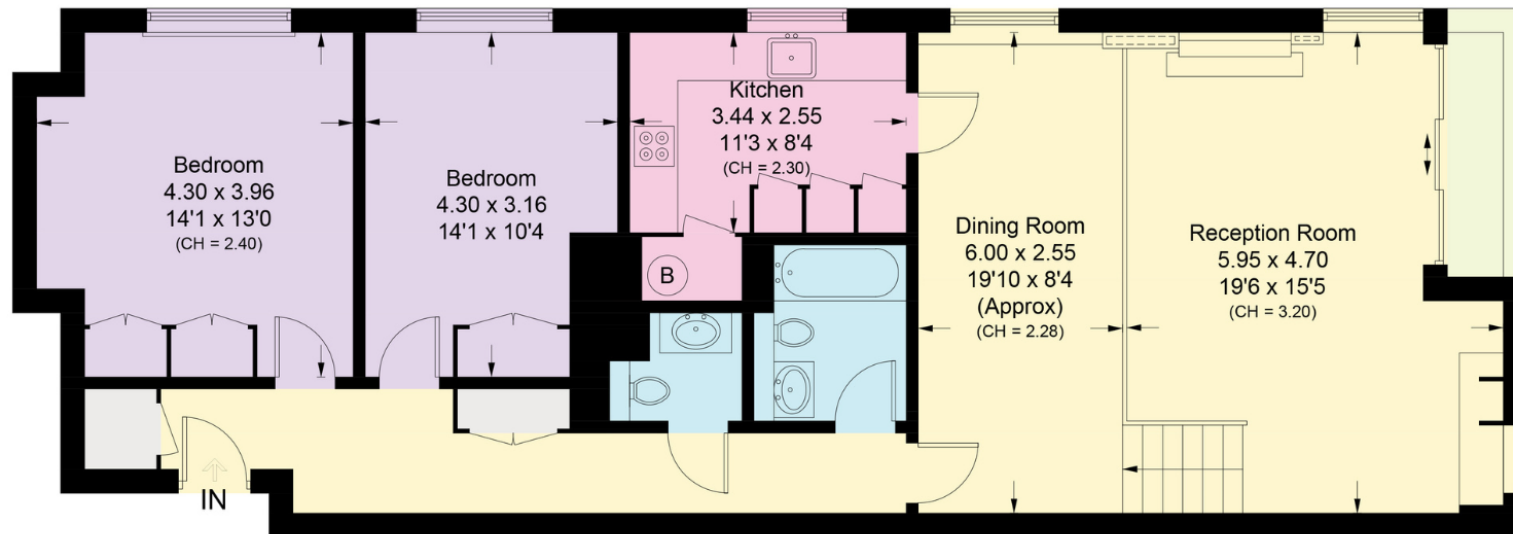




The Water Gardens, W2



 = Reduce head height below 1.5m



Fourth Floor

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Mark Ruffell
+44 20 3697 8234
Mark.Ruffell@knightfrank.com

Knight Frank Hyde Park
1 Craven Terrace
W2 3QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.