



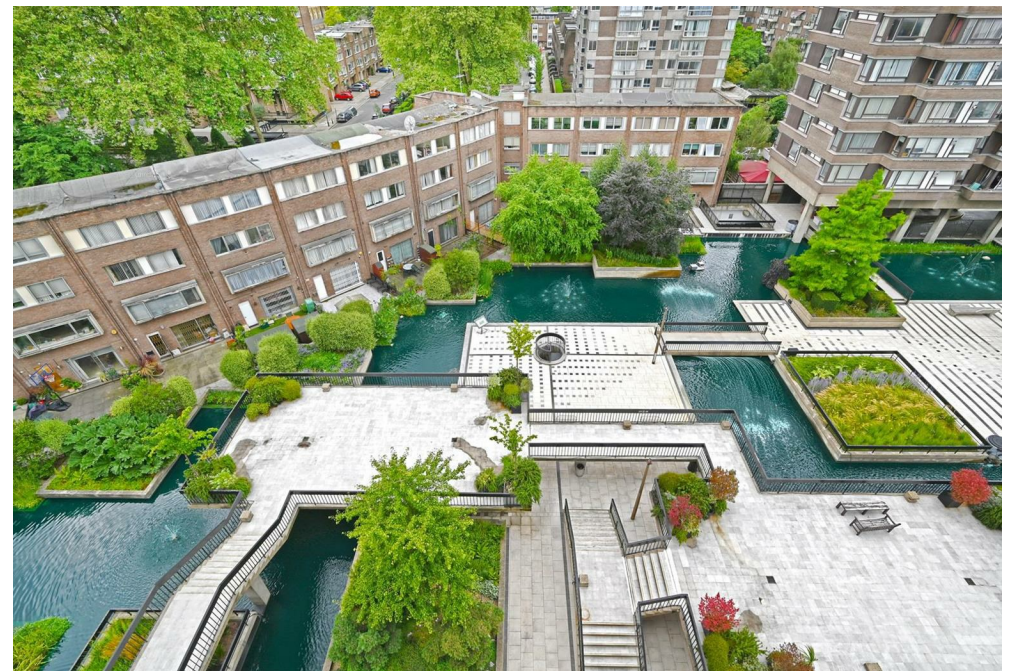
The Water Gardens, Burwood Place,
Hyde Park, W2

Offers In Excess Of £675,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

SOLE AGENTS Napier Watt are pleased to offer for sale this a spacious (861sqft / 79.9 sqm) two bedrooms, two bathroom, 5th Floor apartment in this purpose built block with 24 hours porterage and passenger lifts.

The property comprises a large reception room with double height ceiling, south facing balcony, 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.

: Entrance Hall : High Ceilinged Reception Room : Kitchen : 2 Bedroom : 2 Shower Rooms : Balcony : Communal Gardens : Lifts : 24 Hour Porter : Council Tax Band F : EPC E :

Key Features

- BALCONY
- EASY ACCESS HYDE PARK
- SOUTH WEST FACING VIEWS
- HIGH CEILINGS
- IN NEED OF UPDATING
- 5TH FLOOR WITH LIFT
- 24 HOUR PORTER

Terms

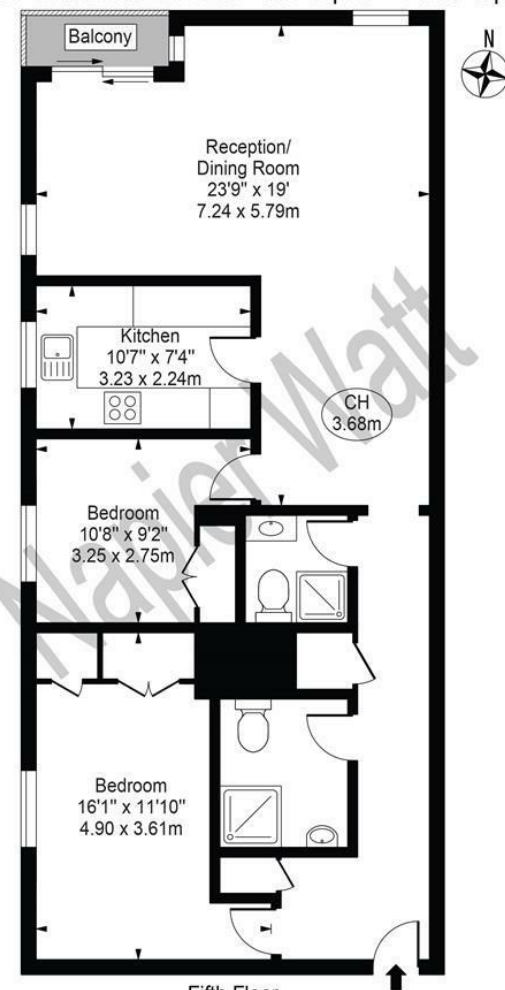
Leasehold From 25 September 2015 and expiring on 24 December 2175 ie 150 years

Council Tax Band H : EPC E

Service Charge: £7057.24 per annum

The Water Gardens

Approx. Gross Internal Area 861 Sq Ft - 79.99 Sq M



Fifth Floor
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.