



**The Water Gardens, Paddington, London, W2**

Rent £1,269 PCM

3 Bed | 2 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



A bright and spacious two-bedroom apartment offering modern interiors and excellent outdoor space in a popular Paddington location. The property features spacious kitchen and reception room with large windows and direct access to a large private terrace. The principal bedroom benefits from an en-suite bathroom, while a separate shower room serves the second double bedroom.

Residents benefit from porter service, lift access. Ideally located close to Paddington Station and Edgware Road Station.

EPC Rating: D

## Energy Efficiency Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**NEWINGTON**  
— ESTATES —

60 Upper Montagu Street

London

W1H 1SN

020 7724 2233

[info@newingtonstates.com](mailto:info@newingtonstates.com)

<http://www.newingtonstates.com>