

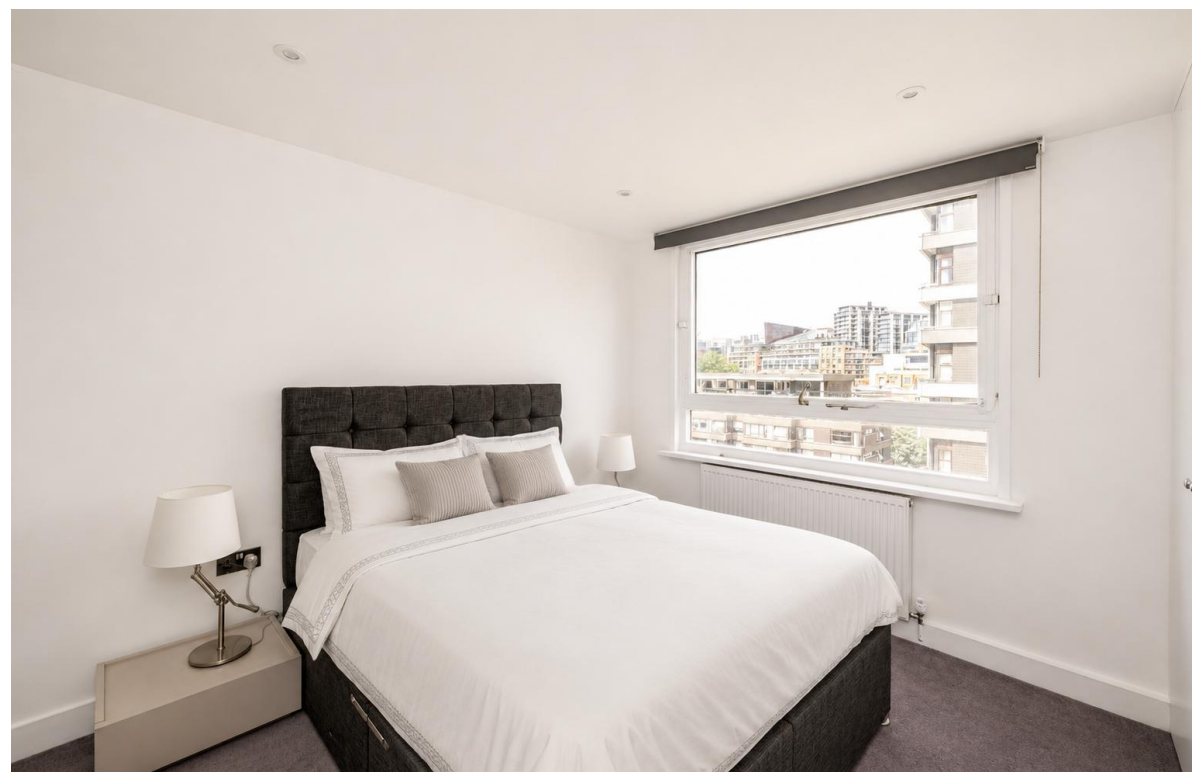
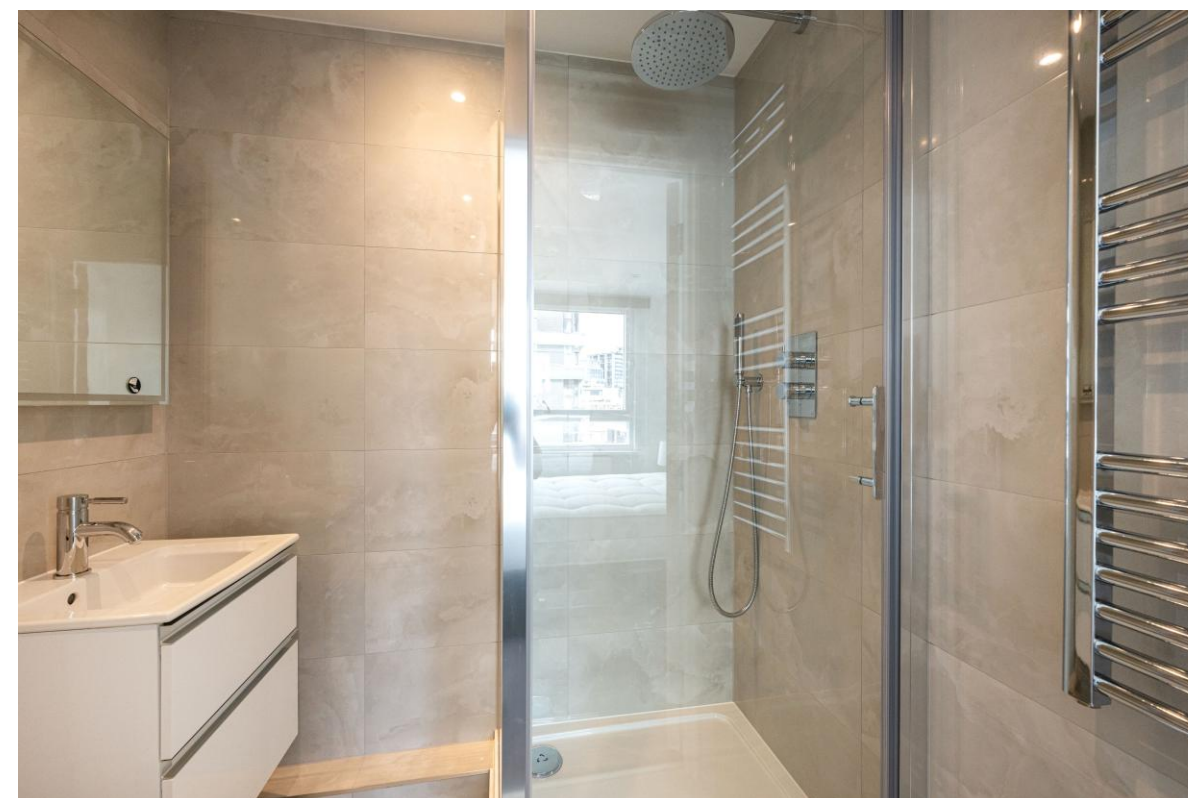


**HARRIS
LE BEAU**

The Water Gardens, W2 | £800,000



22 Gilbert Street, Mayfair, London, W1K 5HD | enquiries@harrislebeau.com | 020 7173 8309 | www.harrislebeau.com



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Recently refurbished to an exceptional standard, this stunning two bedroom, two bathroom apartment offers stylish contemporary interiors, an impressive open-plan reception with unusually high ceilings, and a private south-west facing balcony overlooking beautifully maintained communal gardens.

Measuring approximately 944 sq ft, the apartment is ready for immediate occupation with no onward chain and is held on a long lease of approximately 148 years. The principal bedroom benefits from an en-suite shower room, with a second luxurious bathroom serving the guest bedroom.

The Church Commissioners is a registered charity (ch no 1140097), subject to charity law and regulated by the Charity Commission. As a charity, we are bound to comply with the law and our governance arrangements when dealing with our land. This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion, up until contracts are legally exchanged.

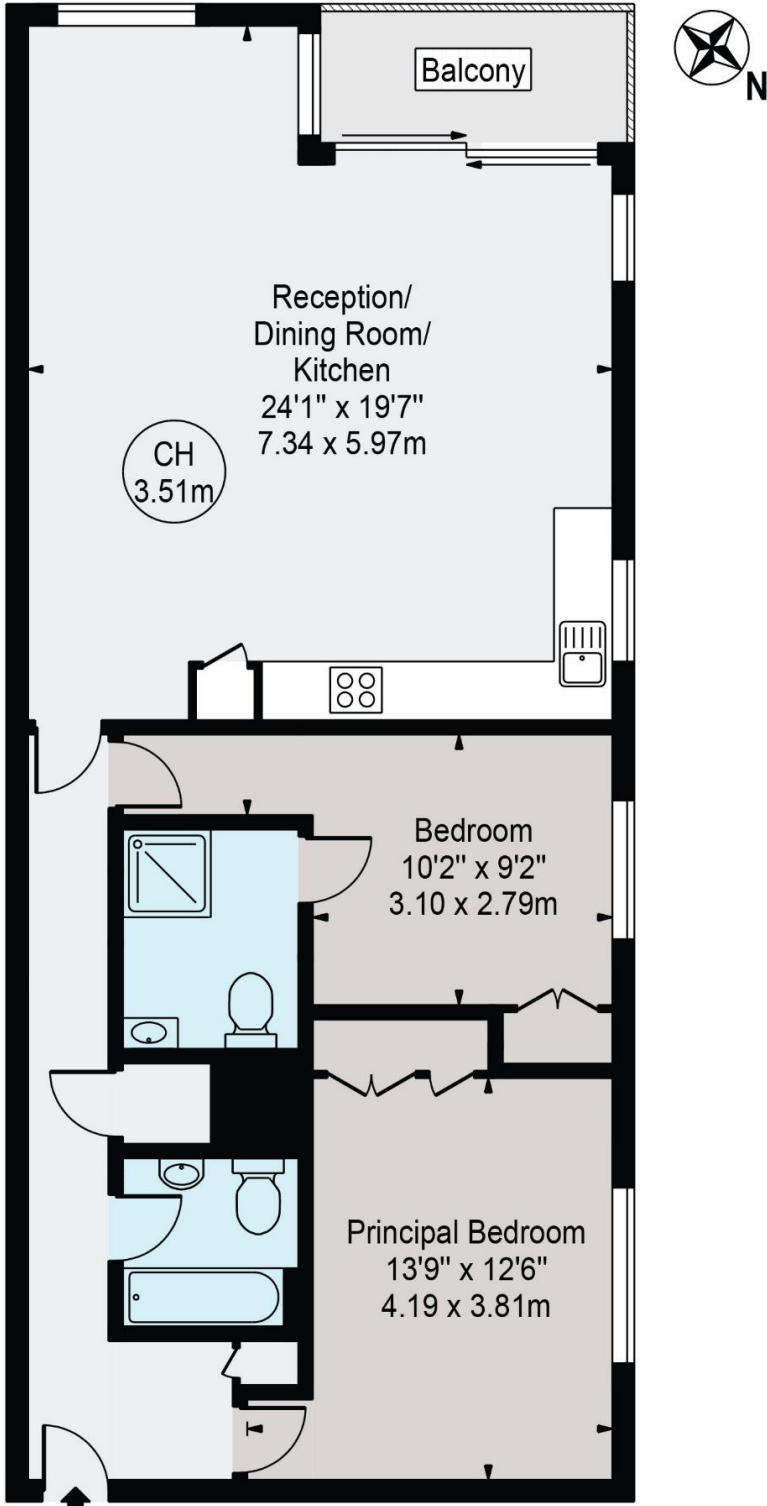
- Two Bedrooms
 - Two Bathrooms
 - South-West Facing Balcony
 - Fully Refurbished
 - Open Plan Reception with High Ceilings
 - Approx. 149 Year Lease
- Fifth Floor With Lift
 - 24-Hour Porters
 - Communal Gardens
 - Approx. 922 Sq Ft
 - EPC Rating: D



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

The Water Gardens

Approx. Gross Internal Area 922 Sq Ft - 85.66 Sq M
Approx. External Area Of Balcony 47 Sq Ft - 4.37 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.

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