

The Water Gardens, Burwood Place W1





WELCOME TO OUR
NEIGHBOURHOOD

020 7724 0335
enquiries@yorkstates.co.uk
www.yorkstates.co.uk

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ACCOMMODATION & AMENITIES:

One Double Bedroom
Kitchen
Communal Gardens
24 Hour Porter

Reception Room
Bathroom
Lift
Gas Central Heating

This contemporary first-floor flat is presented in excellent condition throughout and benefits from an abundance of natural light.

The Water Gardens is a modern development set around beautifully landscaped communal gardens with the added convenience of a lift and 24-hour portage. Ideally located within walking distance of Marble Arch and the green spaces of Hyde Park.

LEASEHOLD

approx. 149 yrs remaining as of 2026
Service Charge approx. £5.8k pa
Plus £1,224 reserve fund (2026)
Council Tax E
EPC Rating C

£440,000

Subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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