



City Living in Modernist London

THE WATER GARDENS

HYDE PARK, W2

Asking Price
£550,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

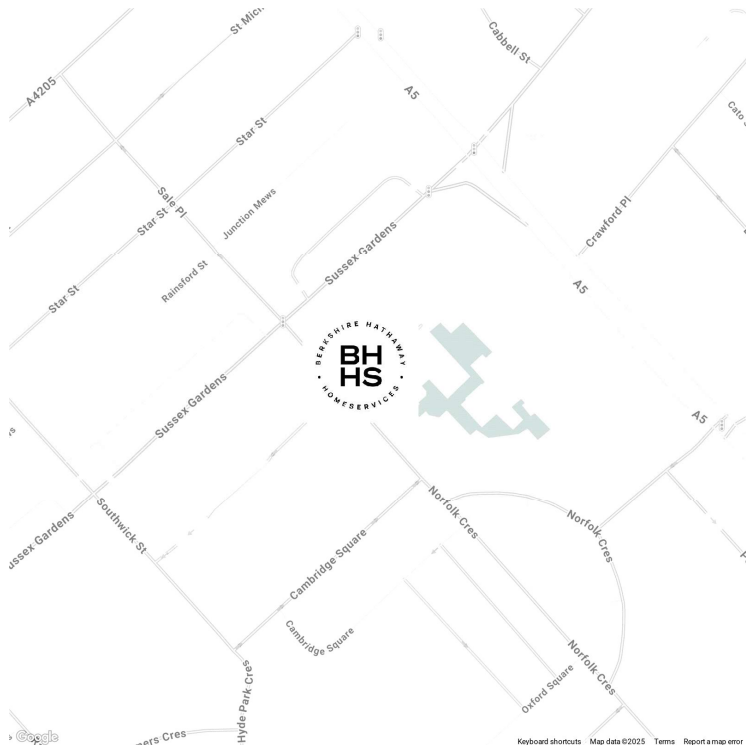
Guide Price £550,000	Square Footage 523
Council Tax Band E	EPC C
Service Charge £6,017.32	Tenure Leasehold 150 years remaining

The Water Gardens was built between 1961 and 1966 as a singular part of a wider development by the Church Commissioners. Its Modernist architecture stands out amongst its heritage backdrop of Bayswater and Marylebone. This one bedroom apartment is overlooking the stunning centre courtyard, beautifully landscaped with mature trees, and, unsurprisingly water. Originally designed to create white noise, the water features still serve that purpose today. The property is situated on the fourth floor, with lift and offers a light filled reception space with room for dining, a new, separate and well appointed kitchen, bathroom and a large double bedroom, with ample built in storage. The property is well presented throughout.

FEATURES

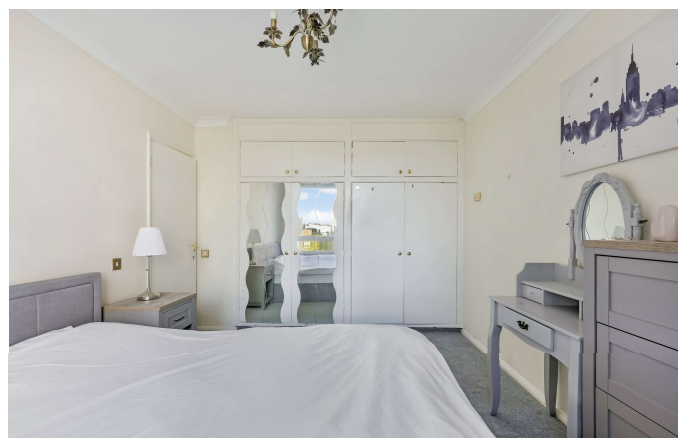
- One Bedroom
- One Reception Room
- One Bathroom
- Concierge/Porter
- Lift
- Upper Floor
- Modern

LOCATION



HYDE PARK SALES
24-25 Albion Street, W2 2AX

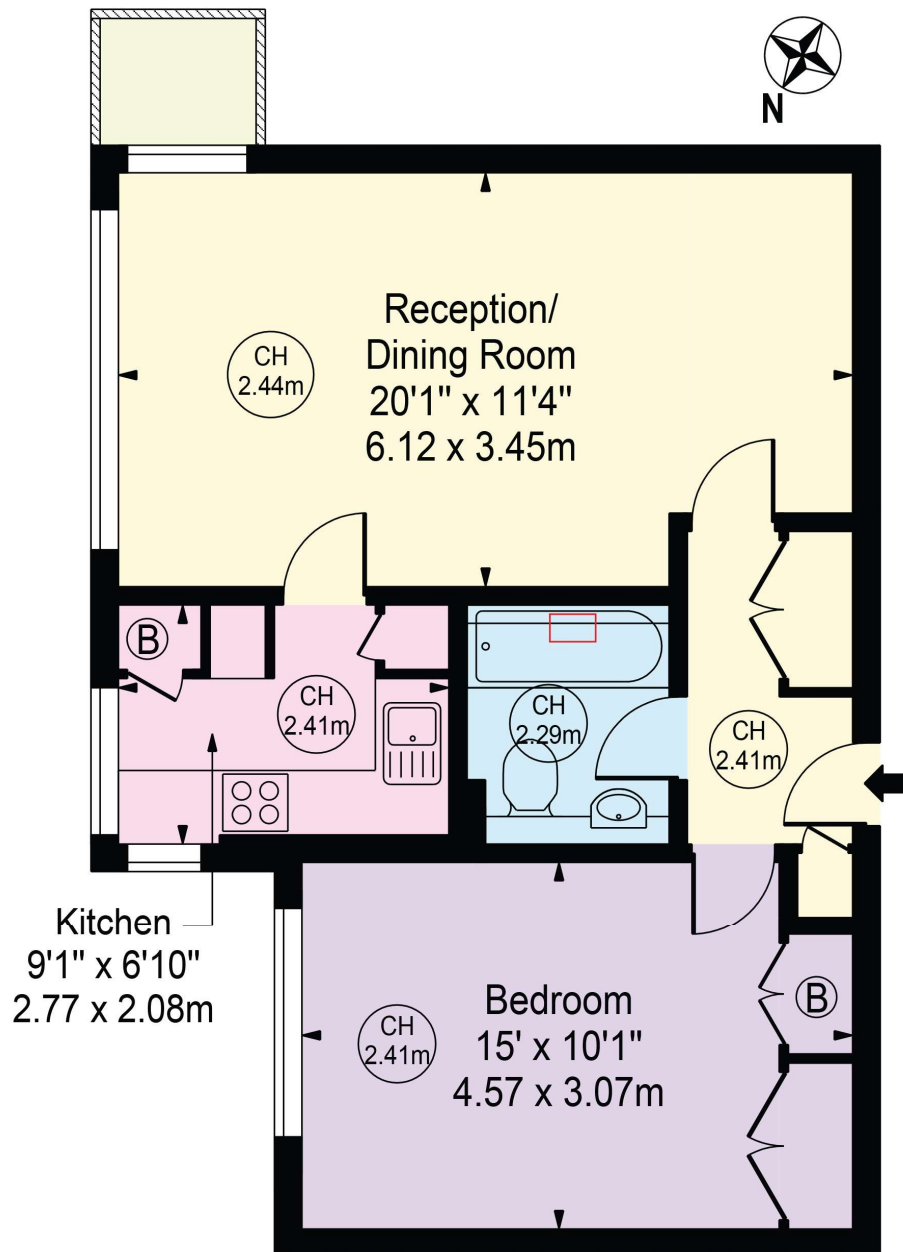
020 7262 2030
sales.hydepark@bhhs-london.com



FLOORPLAN

The Water Gardens

Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M
Approx. External Area Of Balcony 15 Sq Ft - 1.39 Sq M



Fourth 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.