



THE WATER GARDENS, PADDINGTON W2
£1,615 per week*

Carter Jonas

THE WATER GARDENS, PADDINGTON, W2

- Concierge
- Lifts
- Furnished
- Transport links at Paddington & Marble Arch

A brand newly refurbished four bedroom 6th and 7th floor duplex (with lift) affording exceptional views across London. the modern design of the Water Gardens means that flat benefits from an abundance of natural light and well-proportioned rooms as well. EPC rating: E

The Water Gardens is a well-run portered development on the Hyde Park Estate flanked by Sussex Gardens to the north and Marylebone to the east with a wealth of shops and diverse transport facilities including Paddington, Edgware Road and Marble Arch underground stations.

Split level reception & dining area with balcony, fully fitted galley kitchen, 3 double bedrooms, single bedroom, en-suite bathroom, shower room, cloakroom. Lift. Portage. Communal gardens. Furnished.

Minimum term is 12 months

Holding deposit is 2 week's rent


Security deposit is 6 week's rent

Westminster City Council - Council tax band: H

For the latest information on broadband and mobile coverage, please visit Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Westminster City Council website <https://www.westminster.gov.uk/parking> for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

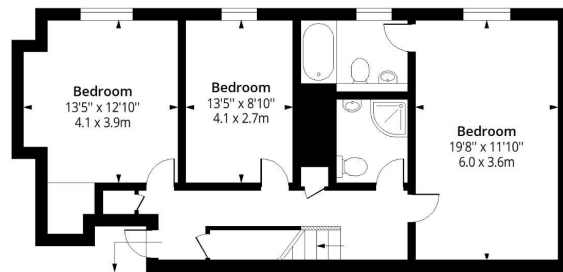
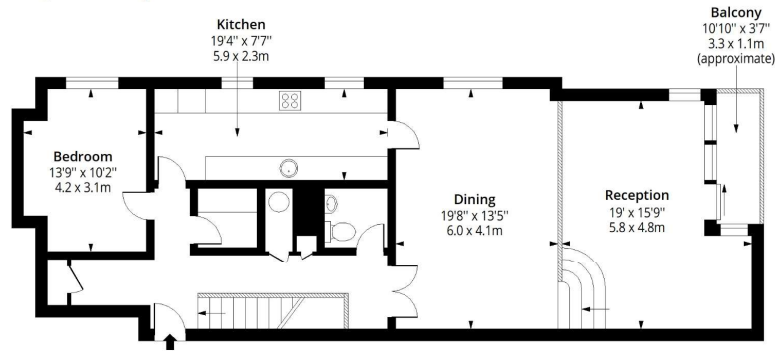
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band H
Public transport	Paddington (under & overground including the Elizabeth Line, Edgware Road and Marble Arch



The Water Gardens, W2

Approx. Gross Internal Area 1938 Sq Ft - 180.04 Sq M
Approx. Gross Balcony Area 39 Sq Ft - 3.62 Sq M



Sixth Floor

Floor Area 831 Sq Ft - 77.20 Sq M

Seventh Floor

Floor Area 1107 Sq Ft - 102.84 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

T: 020 7584 7020

25-27 Harrington Road, London, SW7 3EU

E: chelsea@carterjonas.co.uk

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Classification L2 - Business Data



IMPORTANT INFORMATION

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