



The Water Gardens, Burwood Place, Paddington, W2

Asking Price: £620,000

 Benham
& Reeves

The Water Gardens, Burwood Place, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A wonderful opportunity to purchase this two bedroom, two bathroom apartment, extending to an approximate 1,010 Square Feet, situated on the eighth floor of this popular portered gated development. The apartment boasts bright interiors, comprising an open plan kitchen/living space, with access to a private balcony, large principal bedroom with en-suite bathroom, an additional bedroom and a family bathroom.

The Water Gardens is a gated purpose built development which benefits from excellent security with 24-hour portering and extensive communal garden areas.

Close to the fashionable amenities of Marylebone, Oxford Street and Connaught Village as well as the green open spaces of Hyde Park. Conveniently positioned for transport connections, including Edgware Road Underground Station (0.3 miles), Paddington Underground and Rail (0.5 miles) and Marble Arch Underground Station (0.6 miles).



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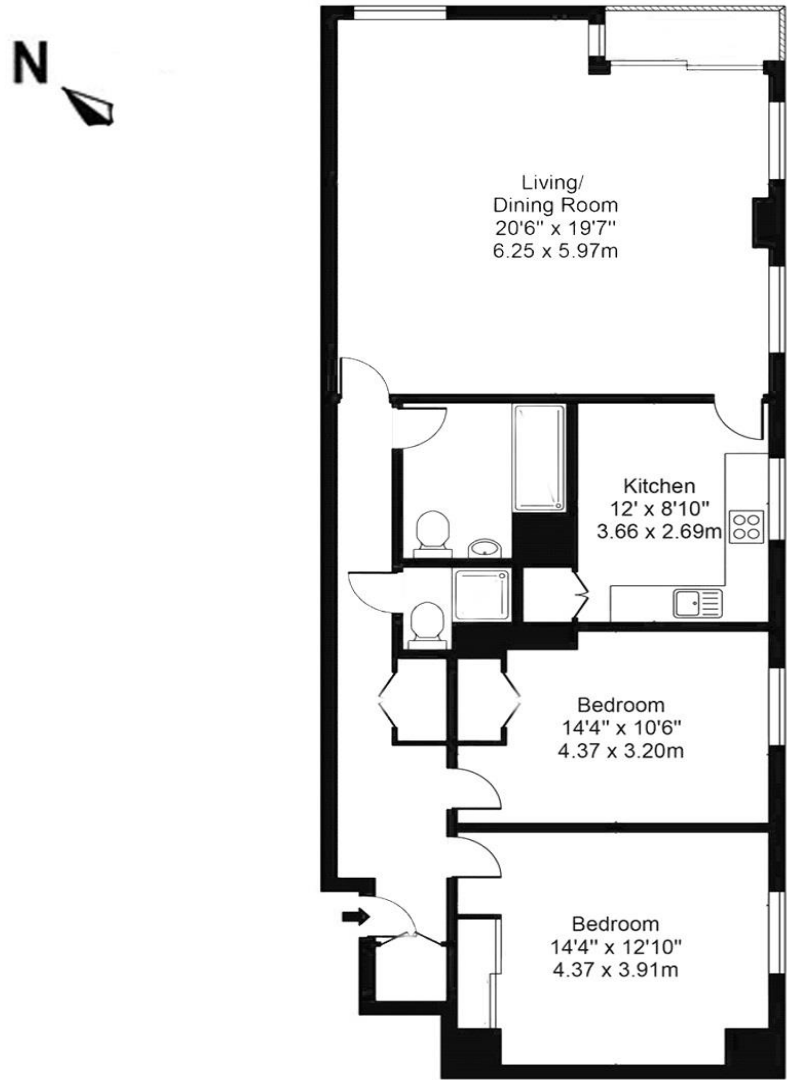



Property Features:

- Two Bedrooms
- Two Bathrooms
- Eighth floor
- 1010 Square Feet (Approx.)
- Balcony
- Air Conditioning
- Wooden Flooring
- Portered Building
- Lift
- Edgware Road and Paddington Underground and Rail Station (Zone 1)



Approx Gross Area: 101 sq m / 1010 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	79	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 24/12/2085
Approximately 62 Years Remaining

Ground Rent: £500 (per annum) to March 2024

Service Charge: £13,044 (per annum) to March 2024

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN220332

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W: www.benhams.com

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