

THE WATER GARDENS, LONDON W2

£1,700,000



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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PROPERTY DESCRIPTION

A stunning duplex three-bedroom apartment spanning 1,586 sq ft in the prestigious Water Gardens development, Paddington.

Spanning the ninth and tenth floors with excellent views of the London skyline, this exceptional split-level apartment features a spacious double-height reception and dining area, seamlessly connecting to a private terrace via sliding doors. The separate kitchen, guest cloakroom, and ample storage enhance the functionality of the space.

The property boasts three generously sized double bedrooms, all with floor-to-ceiling fitted wardrobes. Two bedrooms benefit from en-suite facilities, while a further family shower room serves the third.

Additional highlights include 1,586 sq ft of beautifully designed living space, an abundance of natural light, 24-hour porter service, and access to the stunning landscaped communal gardens within this private gated development.

Nestled within a private gated development just off Edgware Road, The Water Gardens is a landmark residential community renowned for its beautifully landscaped podium deck, featuring tranquil water features, lush greenery, and elegant walkways. Designed to provide a peaceful retreat from the city, the cascading fountains and thoughtfully curated gardens create a unique sense of calm amidst urban London.

The Water Gardens is ideally located within walking distance of Marble Arch, Paddington, Edgware Road, Oxford Street, and Hyde Park, offering easy access to excellent transport links and central London's finest amenities.

Ideally situated within walking distance of Paddington, Marble Arch, Edgware Road, Oxford Street, and Hyde Park, The Water Gardens offers convenient access to excellent transport links and the very best of central London's amenities.



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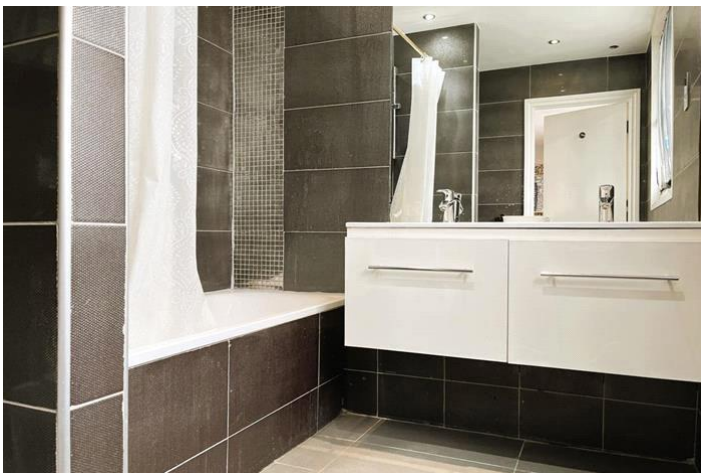
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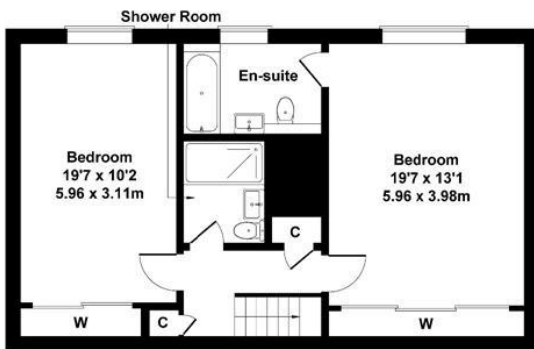
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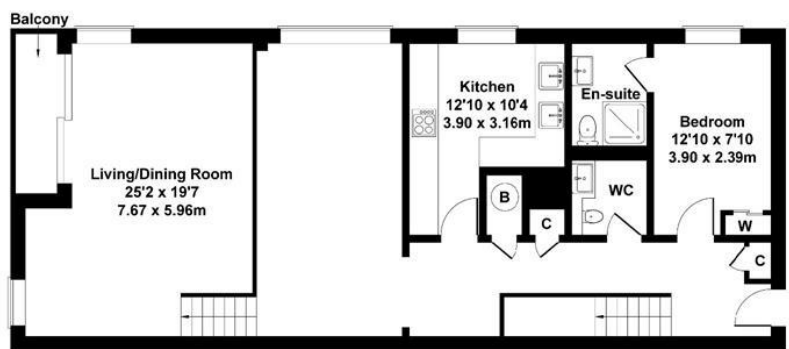
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The Water Gardens

Approximate Gross Internal Area
1593 sq ft - 148 sq m



NINTH FLOOR



TENTH FLOOR

Not to Scale.
For Illustrative Purposes Only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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