



THE WATER GARDENS

PADDINGTON, W2



ASKING PRICE
£950,000





THE WATER GARDENS PADDINGTON W2

- Three Bedrooms
- Two Bathrooms
- 4th Floor
- 24hr Concierge
- Gated development
- Balcony
- Close to Edgware Road & Paddington stations

A beautifully refurbished three-bedroom, two-bathroom apartment situated on the fourth floor of a well-maintained, gated development with lift access, enjoying a peaceful aspect overlooking the communal gardens.

This exceptional property has been fully modernised to a high standard and offers a bright and spacious reception room opening onto a private balcony with attractive garden views, a sleek contemporary fitted kitchen, three generous double bedrooms (including a principal bedroom with en suite), and a stylish family shower room.

Residents of The Water Gardens benefit from 24-hour portorage and secure gated access, providing both convenience and peace of mind.

Ideally located, the property is moments from the expansive green spaces of Hyde Park and the charming boutiques, cafés, and restaurants of Connaught Village. The vibrant amenities of Marylebone and Oxford Street are also within easy reach.

Excellent transport links are available nearby, with Marble Arch, Edgware Road, and Paddington stations all within close proximity, offering superb connectivity across London and beyond.



THE WATER GARDENS PADDINGTON W2

Approximate gross
internal area:
100.6 SQM /
1083 SQ FT

The Water Gardens, Sussex Garden, London, W2

Approximate Gross Internal Floor Area = 100.6 sq m / 1083 sq ft

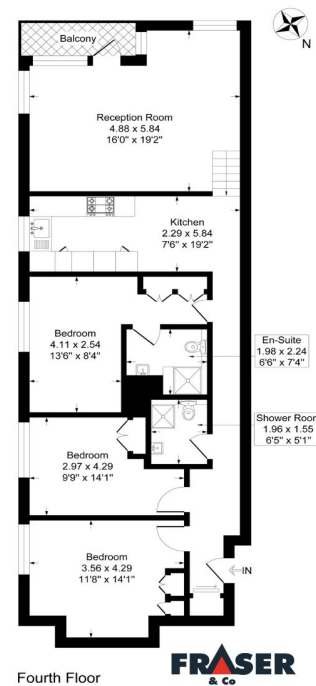


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold, 60 years

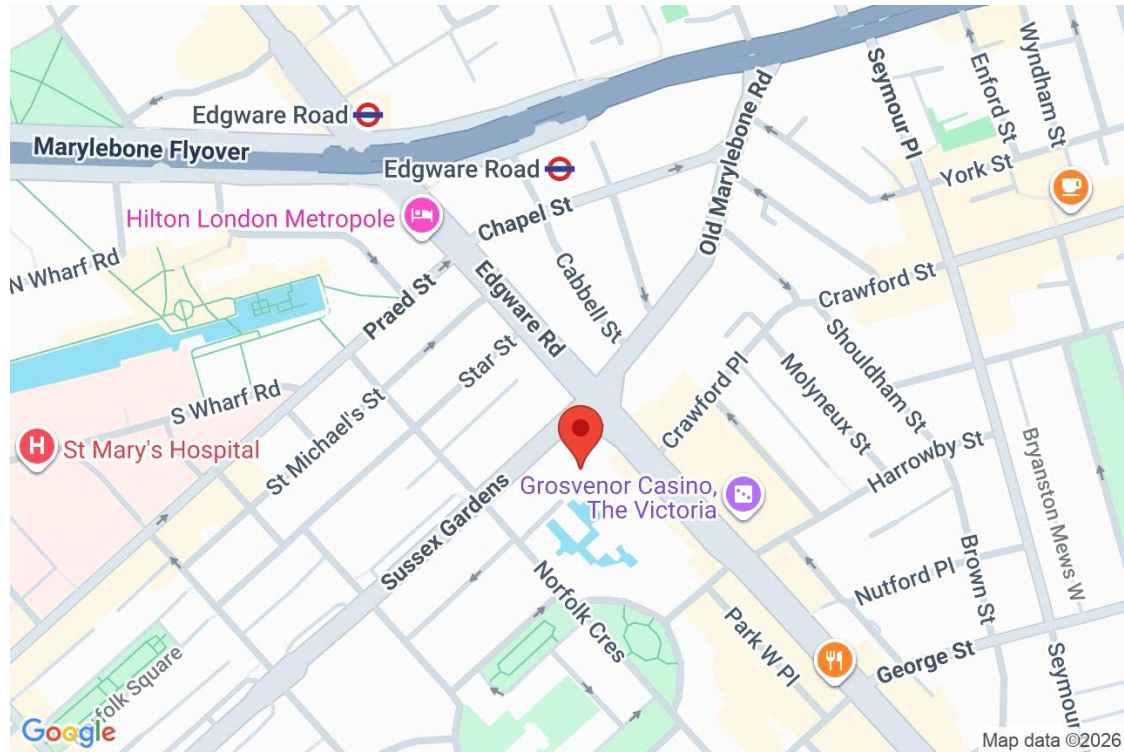
Estimated ground rent: £500 p.a.

Estimated service charge: £13325 p.a.

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& Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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