

# Lugus HOMES



23 The Water Gardens, London, W2 2DA

£3,750 Per month





# 23 The Water Gardens

London, W2 2DA

- Eighth-floor apartment
- Double-height reception room
- Two bedrooms
- Landscaped communal gardens
- 0.3 miles to Edgware Road station
- Approx. 1,076 sq ft
- Private north-east facing balcony
- Two bathrooms
- Quiet residential setting
- 0.5 miles to Paddington Station

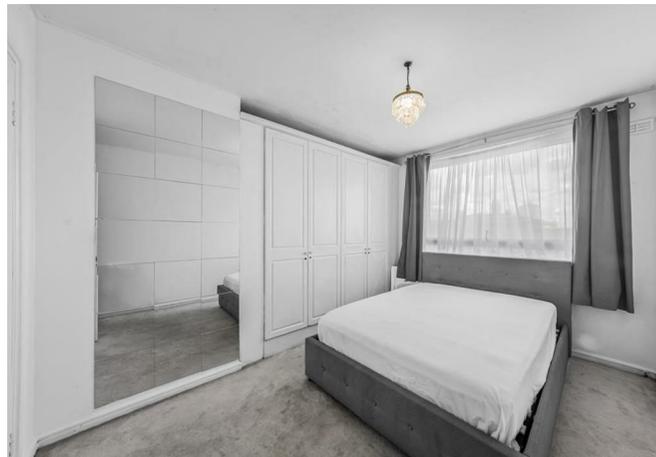
The property is currently undergoing refurbishment.

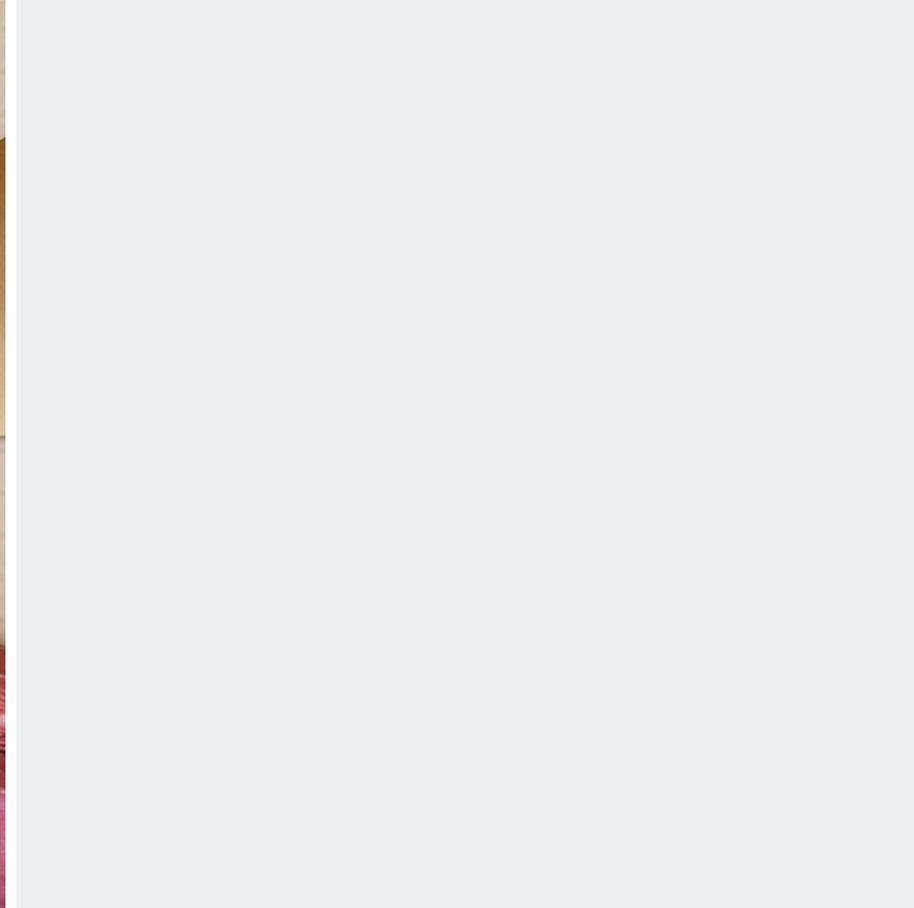
Set within the tranquil surroundings of The Water Gardens, this spacious eighth-floor apartment offers approximately 1,076 sq ft of well-proportioned accommodation and is available furnished or unfurnished.

The property features a bright reception room with impressive double-height ceilings, leading onto a private north-east facing balcony. There are two good-sized bedrooms and two modern bathrooms, all of which will be presented to a good standard following refurbishment.

Residents benefit from beautifully maintained communal gardens with landscaped areas and tranquil ponds, creating a peaceful residential setting.

The apartment is ideally located for transport, with Edgware Road Underground Station approximately 0.3 miles away (Circle, District, Hammersmith & City and Bakerloo lines) and Paddington Station within 0.5 miles.



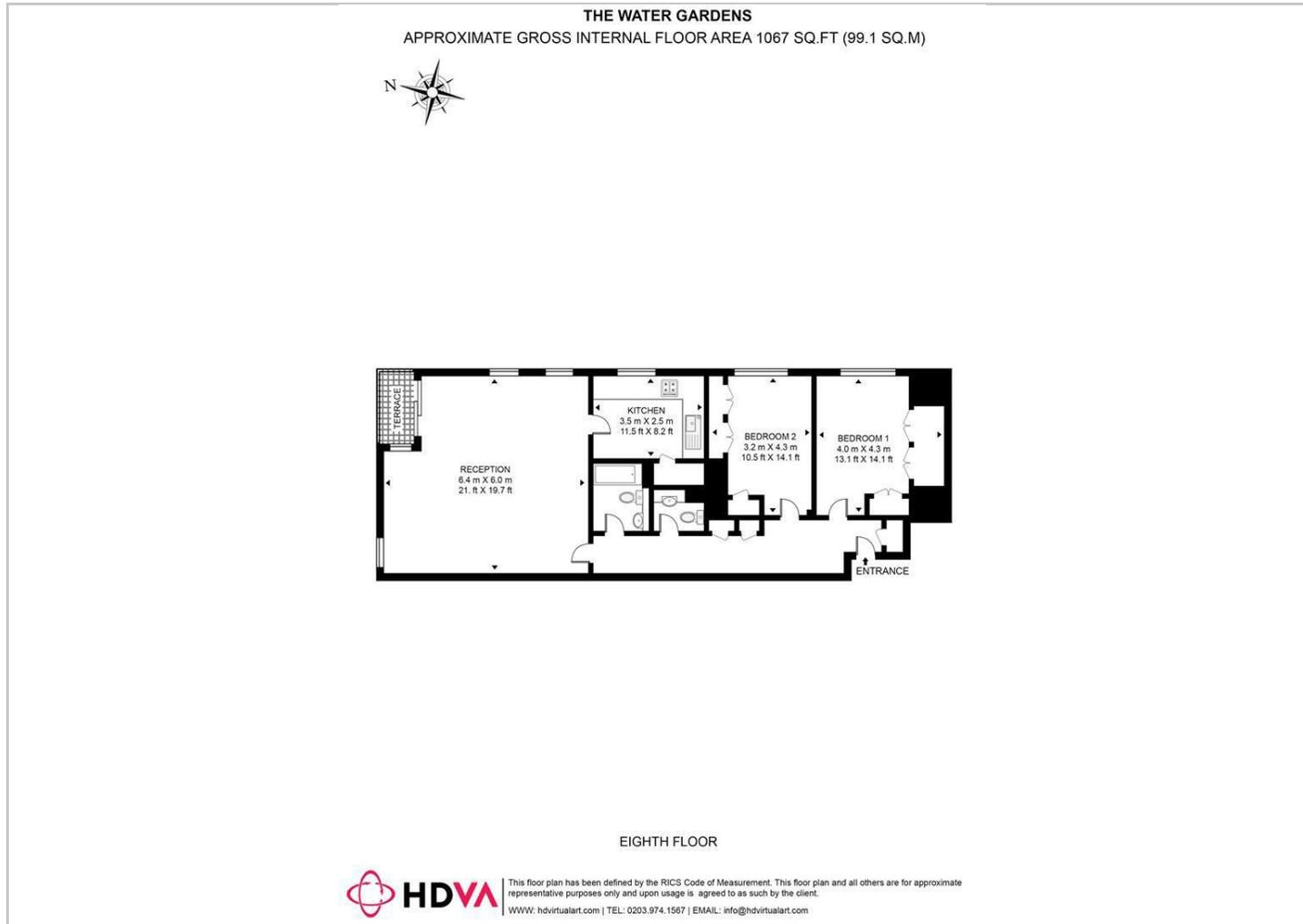


Directions





## Floor Plans



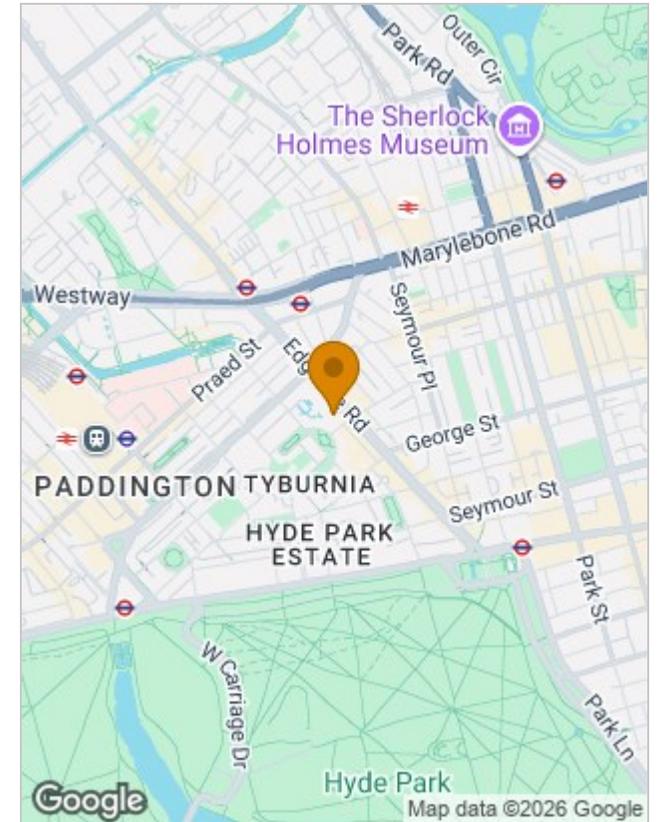
## Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

