



BURWOOD PLACE, PADDINGTON, W2

£2,195 per week*

Carter Jonas

THE WATER GARDENS, BURWOOD PLACE, PADDINGTON, LONDON, W2

EPC rating: E

THE PROPERTY

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. Porterage. 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.



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

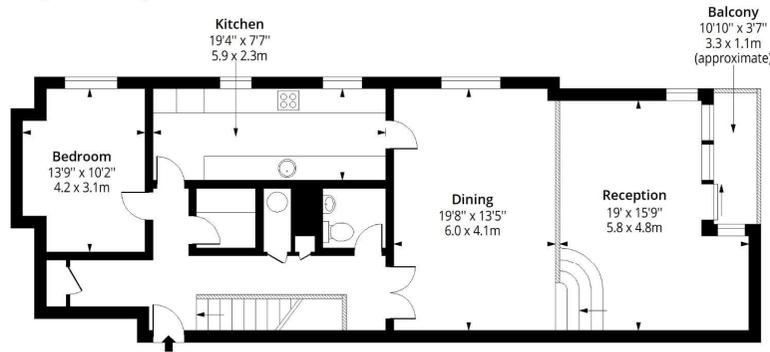
Viewing Strictly by appointment

Local Authority - Council Tax Band H



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



Seventh Floor

Floor Area 1107 Sq Ft - 102.84 Sq M



Sixth Floor

Floor Area 831 Sq Ft - 77.20 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	44
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

T: 020 7584 7020

25-27 Harrington Road, London, SW7 3EU

E: chelsea@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on Carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.