



The Water Gardens, W2

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A stunning split-level three-bedroom apartment set on the ninth and tenth floors of the highly sought-after Water Gardens development.

This exceptional home features a spacious, high-ceiling living and dining area, flooded with natural light and opening onto a private balcony with far-reaching, picturesque views. The property boasts three generous double bedrooms and four modern bathrooms, making it ideal for families or professional sharers seeking both comfort and privacy.

The apartment is exceptionally bright throughout and benefits from the security and convenience of a well-maintained gated development, complete with daytime porter service and 24/7 security.

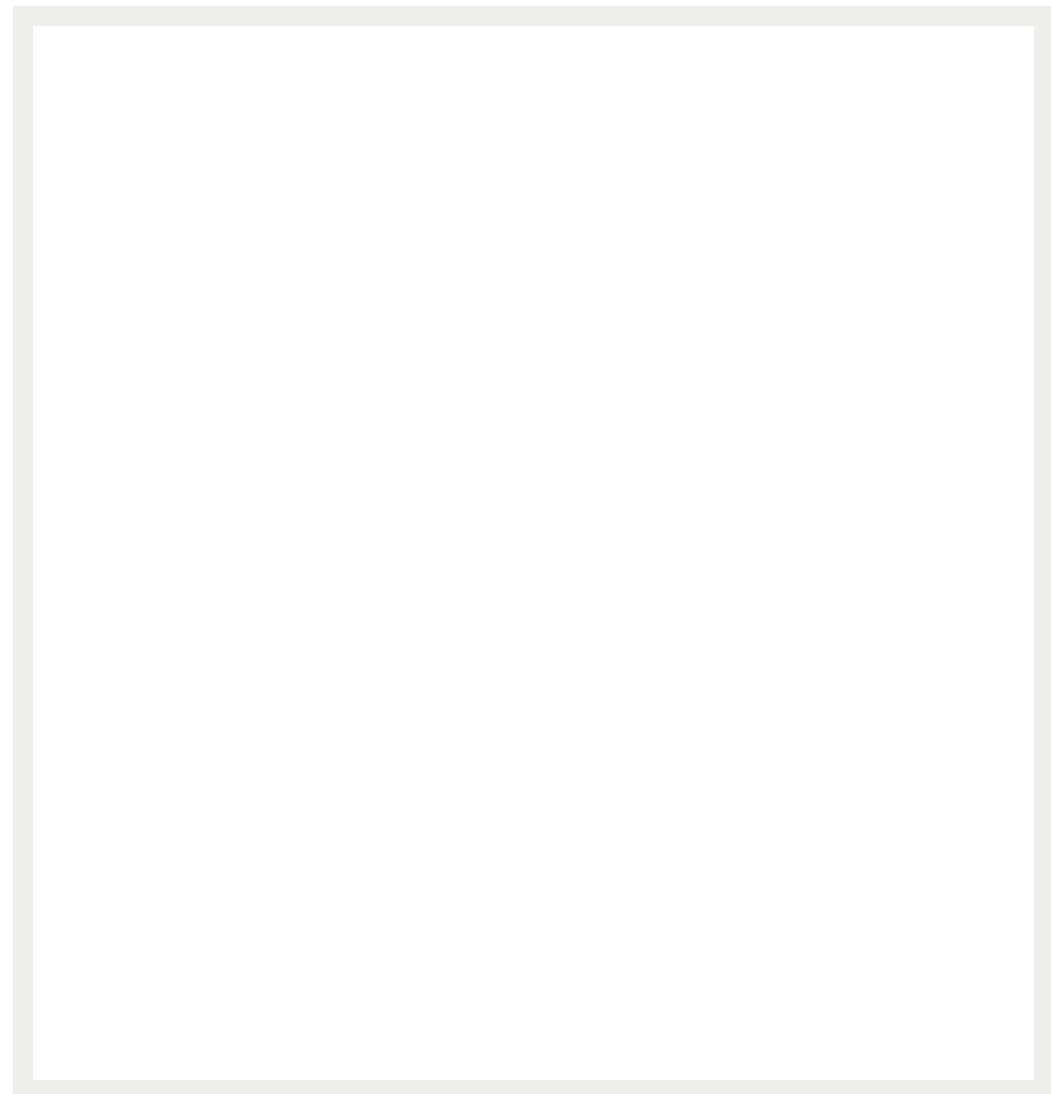
Families will particularly appreciate the excellent selection of nearby schools, including St Mary's Bryanston Square CofE School, Hampden Gurney CofE Primary School, and Ark King Solomon Academy, as well as well-regarded secondary schools such as St George's Catholic School, Westminster Academy, and Paddington Academy, all within close proximity.

Perfectly positioned, the property offers easy access to a wide range of amenities, including fitness centres, vibrant restaurants, nightlife, and beautiful green spaces. Transport links are superb, with Paddington and Edgware Road underground stations nearby, alongside multiple bus routes and national rail connections.

This is more than just a home, it's an opportunity to enjoy a vibrant, convenient, and prestigious London lifestyle. A rare find in a prime location, this apartment is not to be missed.

Council Tax Band: G
Deposit: £8,400

24/7 Concierge and Security, Balcony, Duplex Apartment,



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

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