

# Connaught Street, Hyde Park W2







City of Westminster  
Available furnished/unfurnished

Guide price  
**£1,715 per week**



This spacious property, set over four floors has been carefully refurbished to create an immaculate home filled with character and period features. Some of the many benefits include beautiful parquet flooring, well proportioned rooms, traditional fireplaces and cornicing.

The property has been finished to the highest of standards and offers exceptional living space with two master suites each occupying their own floor. There are three reception rooms in total as well as a utility room with double glass doors leading out onto the terrace area. The two additional bedrooms are on this floor and benefit from built in storage and are served by two contemporary shower rooms. One of the reception rooms can also be found on the lower ground floor. The ground floor comprises entrance hall, good sized dining room with impressive lighting and a traditional fireplace which leads into the fully equipped kitchen with all high specification appliances and a large bright reception room also featuring a traditional fireplace. The upper two floors are occupied by the two larger bedrooms with ample fitted wardrobes and fantastic bathrooms. There is also a guest cloakroom on this first floor.

*The nearest underground station is Marble Arch (Central line). Paddington Station is also easily accessible which offers British Rail services, the Heathrow Express and Underground station (District, Circle and Bakerloo lines). Connaught Street is ideally located for the arrival of Crossrail which offers faster journey times to Canary Wharf and the city.*

# Connaught Street, W2



## Approximate Gross Internal Floor Area 2,112 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).



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**I would be delighted to tell you more.**

**Guy Spencer**

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