

Leinster Gardens, Hyde Park W2



Leinster Gardens, London W2

Located within a striking stucco fronted conversion, this wonderful property has a contemporary but calm interior throughout.

The lower ground floor comprises a prominent reception room with skylights, door to patio area and ample space for entertaining and relaxing. Just before the reception room is a study area ideal for working from home and lots of storage and shelf space. The kitchen is a beautifully designed space with integrated Miele appliances and breakfast space underneath a glass skylight.

On the ground floor are the bedrooms, accessed by a bright hallway. The principal bedroom is a very generous size and features extensive range of fitted wardrobes as well as an en suite bathroom.



Guide price: £1,395,000

Tenure: Share of freehold plus leasehold, approximately 961 years remaining

Service charge: £3,480 per annum

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: G

The second bedroom also benefits from fitted wardrobes and there is a contemporary tiled shower room.

Leinster Gardens is ideally located for all the amenities of Bayswater including the green open spaces of Hyde Park, Kensington Gardens and the new Queensway development.

Transport links include Queensway (Central Line), Bayswater (District Line) and Paddington mainline (Network Rail and Heathrow Express) and underground (Elizabeth, District, Circle, Bakerloo and Hammersmith & City lines) stations.

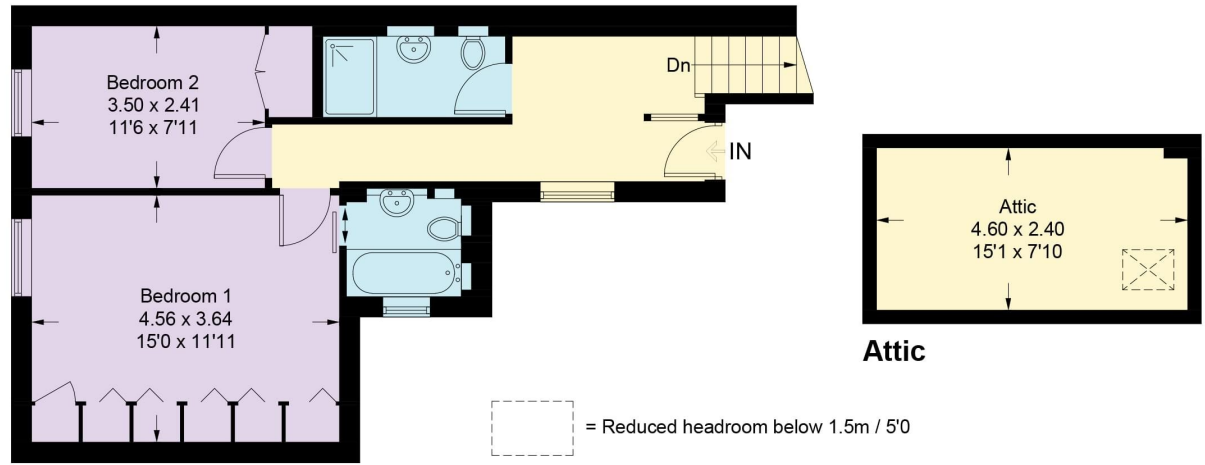
Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.







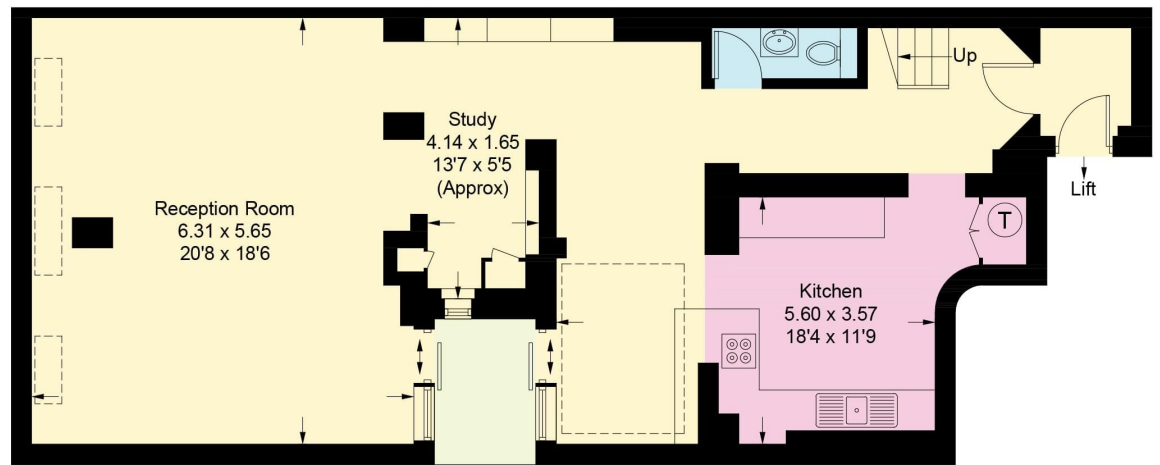




Ground Floor

Attic

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor

**Approximate Gross
Internal Floor Area
141.9 sq m / 1,527 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.

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
knightfrank.co.uk

We would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2022. Photographs and videos dated November 2022.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.