

Hyde Park Square, London W2



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A wonderfully spacious and bright third floor flat in the highly desirable Hyde Park Square, in a building which benefits from a lift and porter.

The south-facing reception room overlooks the gardens of Hyde Park Square and has a feature fire place. There is a large adjoining dining room, and galley style kitchen with built in appliances.

There are four spacious double bedrooms all with their own en suite bathrooms, and two bedrooms benefiting from the garden views. All bedrooms benefit from built in wardrobes, as well as plenty of storage throughout the flat. There is also a separate WC. The property further benefits from parking and access to the private residents' gardens. NB: We have been unable to confirm review date for service charge/ground rent, please inquire.



Guide price: £3,250,000

Tenure: Leasehold: approximately 60 years remaining

Service charge: £20,628.54 per annum

Ground rent: £600 per annum

Local authority: City of Westminster

Council tax band: H

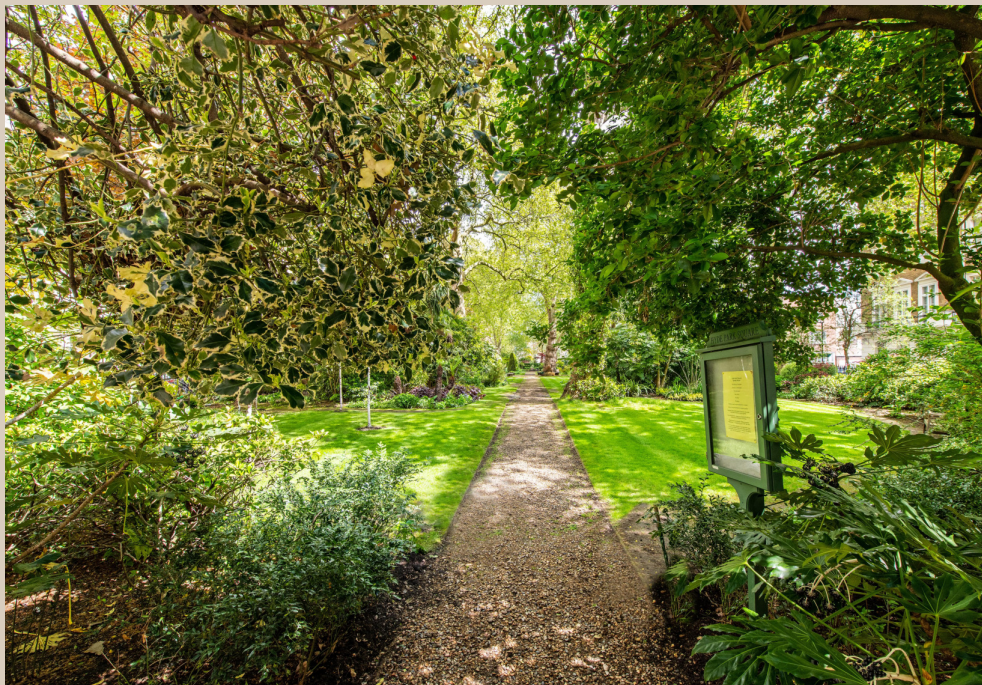




Location:

Hyde Park Square is perfectly situated for access to the green spaces of Hyde Park and the boutiques and amenities of Connaught Village. Further surrounded by Notting Hill and the West End this is a convenient and well situated location for enjoying some of London's most prime locations.

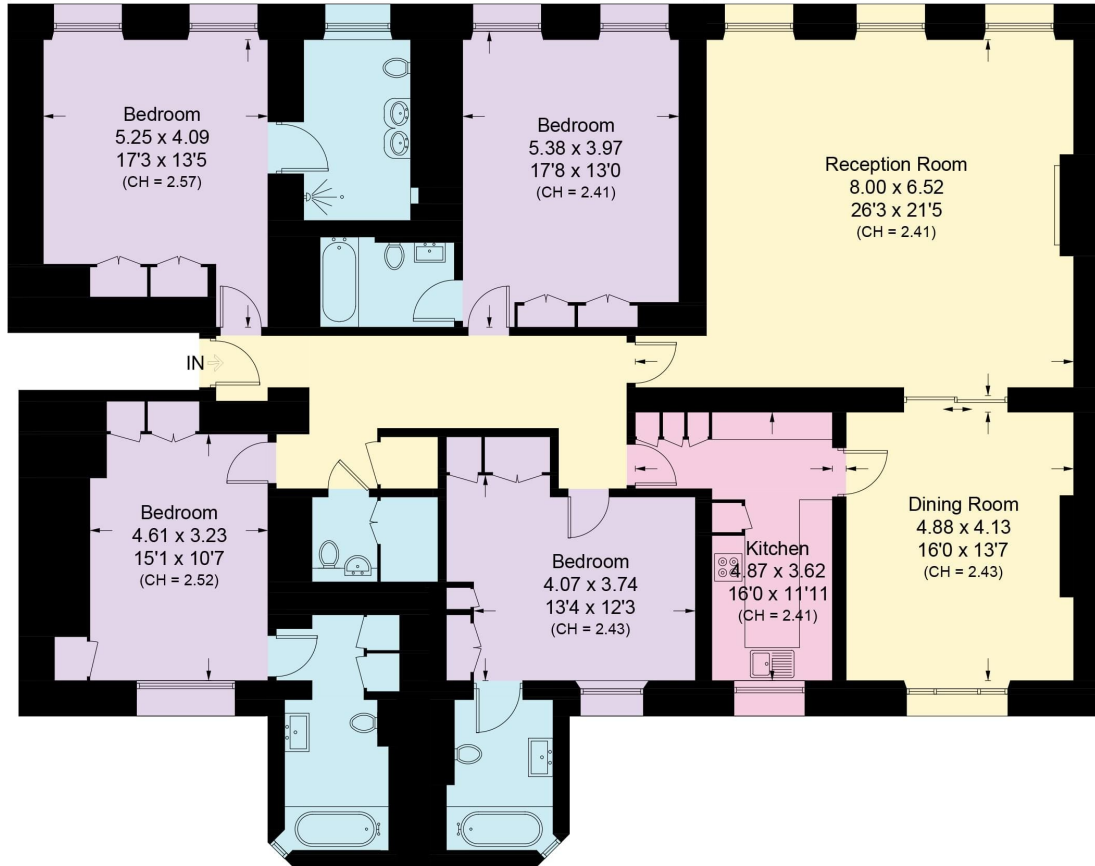
Local transport links can be found nearby at Lancaster Gate and Marble Arch (Central line) or Paddington mainline (Heathrow Express, Network Rail) and underground stations (Elizabeth, Bakerloo, District, Circle, Hammersmith & City lines).











**Approximate Gross
Internal Floor Area
226.8 sq m / 2,441 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.

Third Floor

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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.

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