



Albion Street, Hyde Park W2



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A special and unique double fronted Grade II Listed house situated mid-terrace in a row of attractive Georgian houses. Originally two adjacent townhouses which have been joined internally and extended to offer vast accommodation including nine bedrooms and eight bathrooms, the house further provides various reception areas for entertaining or private use.

The house benefits from excellent proportions and a wonderful east to west facing aspect which allows for natural light to flood the house throughout the day. A spacious roof terrace at the rear offers highly sought after outdoor space.



**Asking price:** £10,500,000

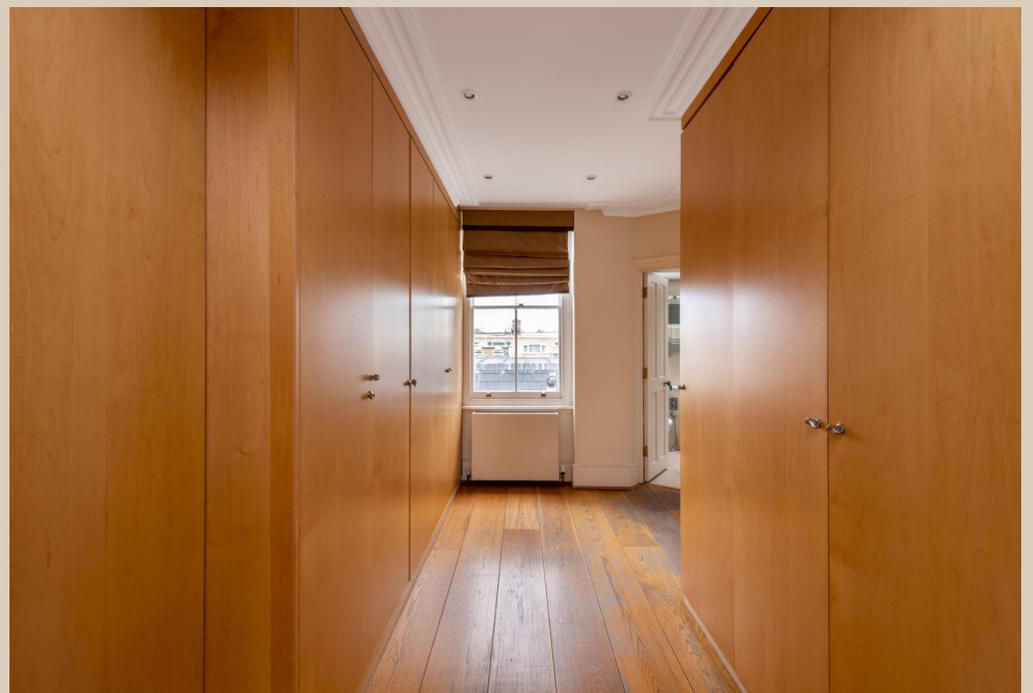
**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H







## Location

Local transport links include Paddington mainline (Network Rail and Heathrow Express) and the underground (Elizabeth, District, Circle, Bakerloo and Hammersmith and City lines) station plus close access to the Central Line at Lancaster Gate and Marble Arch.



Located moments from the local cafes and boutique shops of Connaught Village and the green open spaces of Hyde Park.

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Approximate Area = 577.7 sq m / 6218 sq ft

Landing Storage = 2.5 sq m / 27 sq ft

Total = 580.2 sq m / 6245 sq ft

(Excluding Void / Including Vaults)

Including Limited Use Area (5.1 sq m / 55 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.



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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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Particulars dated September 2023. Photographs and videos dated September 2023.

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