

# Craven Terrace, Hyde Park W2

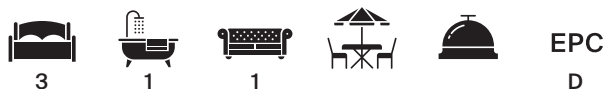
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# Craven Terrace, Hyde Park W2

This seventh-floor flat for sale in Carroll House benefits from a lift, private balconies and a communal garden. The property enjoys an extremely bright reception room with superb volume. There is access to the balcony from this room which allows unrestricted views towards Hyde Park and the well-maintained communal garden below.

There is an impressive eat-in modern kitchen with integrated appliances, storage and access to a second balcony. The principal bedroom is of a good size and includes built-in shelves. There is a further second double bedroom which benefits from built-in wardrobes, along with a third bedroom/at-home office, both of which enjoy views over the park also. There is also a modern family bathroom. Carroll House benefits from an onsite manager and off street parking by separate negotiation.



**Asking price:** £1,000,000

**Tenure:** Share of freehold plus leasehold, approximately 969 years remaining

**Service charge:** £5,917.92 per annum

**Local authority:** City of Westminster

**Council tax band:** F





## Location:

Carroll House is within close proximity of both Hyde Park and Kensington Gardens, and the amenities of Westbourne Grove and Queensway.

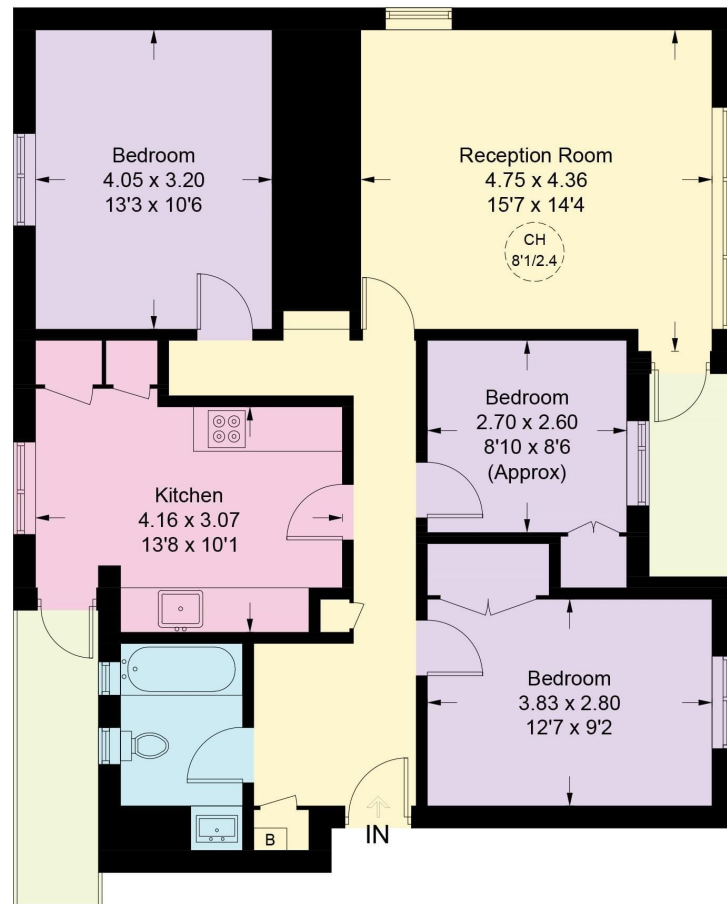
Local transport links include Paddington Rail offering National rail, and the Heathrow Express. Underground stations include; Elizabeth, Bakerloo, Circle & District and Hammersmith & City lines. Lancaster Gate (Central Line) underground station and is also a short walk away.





**Approximate Gross  
Internal Floor Area  
90.6 sq m / 975 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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