

# Hyde Park Gardens, London W2

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This two bedroom flat for sale is located in a white stucco fronted building with exceptional views across Hyde Park, further benefitting from porter, lift and communal garden.

Finished to a high standard throughout, this Grade II listed property comprises a large dual aspect reception room with a fitted open plan kitchen, integrated appliances and a breakfast bar. The room enjoys south-westerly views across Hyde Park, making the room extremely bright.

The stunning views continue to the principal bedroom at the rear of the property, which boasts fitted bespoke wardrobes and a beautifully finished hidden en suite bathroom. The second double bedroom is also extremely bright and provides fitted wardrobes.



**Asking price:** £2,995,000

**Tenure:** Share of freehold plus leasehold, approximately 980 years remaining

**Service charge:** £10,059 per annum

**Ground rent:** £1,000 per annum

**Local authority:** City of Westminster

**Council tax band:** D

There is also a separate shower room, and the hallway features a utility closet. Parking with the property comes on a first serve basis. Hyde Park Gardens is located moments from the wonderful open green spaces of Hyde Park and Kensington Gardens. It is also ideally located for all the boutique shops and restaurants of Mayfair and Connaught Village.

The apartment also benefits from excellent transport links, it is within a short walking distance from Lancaster Gate Station (offering the Central line) and Paddington Station (offering National rail services and Elizabeth, Bakerloo, Hammersmith & City, District and Circle lines). Furthermore, the area is particularly well served by several excellent schools. All distances are approximate.

**NB:** We have been unable to confirm review dates for the service charge and ground rent, please inquire.







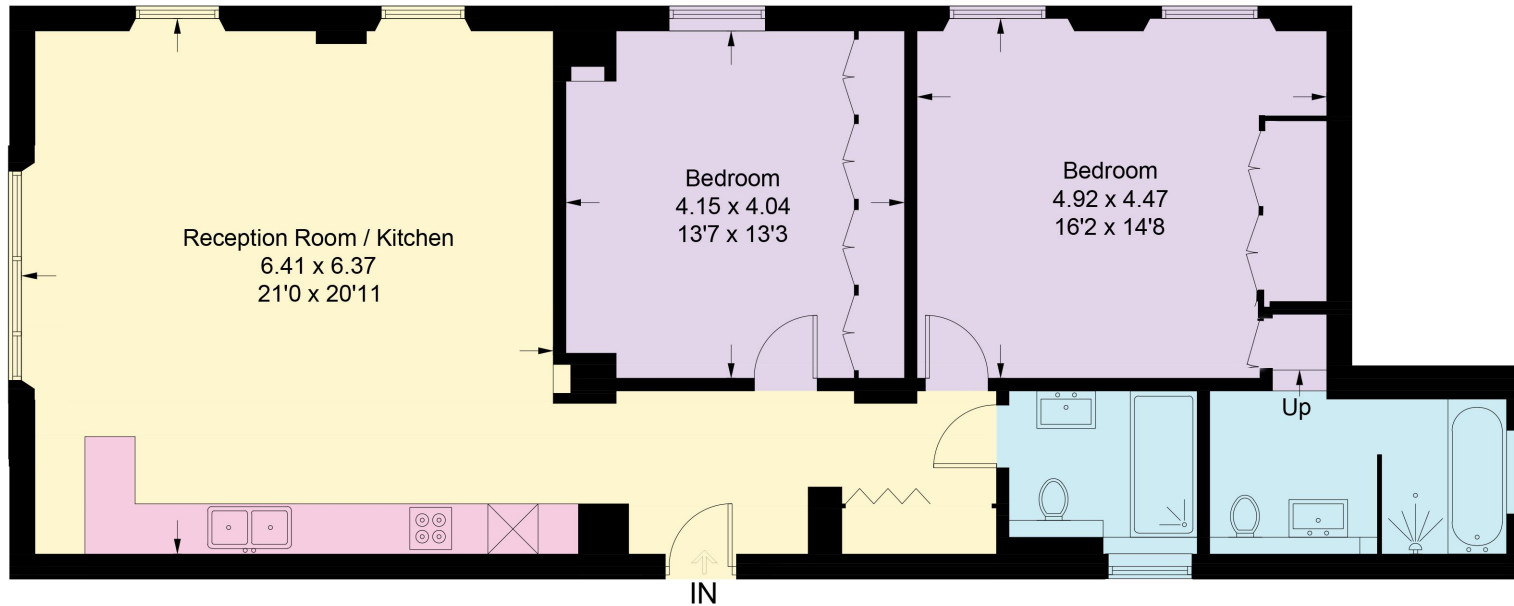


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Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft



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.



## Second Floor

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