

Connaught Square, London W2

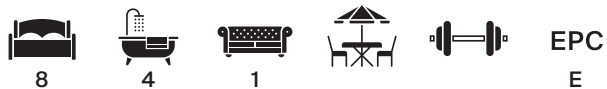


Connaught Square, Hyde Park W2

A grand Grade II listed Georgian townhouse for sale on the sought-after Connaught Square W2 that has been meticulously restored, with access to the private gardens and located within close proximity to the green open spaces of Hyde Park.

A fantastic opportunity to purchase a 4,183 sq ft family home that has been fully restored to an excellent standard to offer spacious and versatile family accommodation. This exceptional house combines contemporary style and period features effortlessly.

An impressive entrance hall leads to a sweeping staircase with restored wrought iron balustrades, the design of which mirrors the cornicing and ceiling roses in other parts of the house.



Guide price: £8,000,000

Tenure: Leasehold: approximately 94 years remaining

Ground rent: £1100 per annum, we have been unable to confirm next review date, please inquire

Local authority: City of Westminster

Council tax band: H

Period features include working fireplaces, original window shutters, intricate ceiling roses and cornicing.

The ground floor comprises an impressively sized kitchen/breakfast room leading through to a family dining room. The kitchen benefits from a central island and integrated appliances.

The first floor holds the striking double reception room, which offers high ceilings and original sash windows. On the second floor lies the principal bedroom suite with dressing room and marble en suite bathroom.

The third floor comprises two double bedrooms, both of which have access to a shared bathroom. On the fourth floor is a further three bedrooms and bathroom suite. Additionally, the lower ground floor has a further bedroom, utility room, gym and WC.









Location:

Connaught Square is situated between Connaught Street and the Bayswater Road and is ideally located for the transport links at Marble Arch underground station (Central Line) and the internationally renowned shops of Bond Street and the West End.

The beautiful open spaces of Hyde Park and the wonderful shops, restaurants and caf  s of Connaught Village are within close proximity.

Connaught Square is perfectly situated for the Crossrail at Paddington station which offers faster journey times across London, into the City and towards Canary Wharf.









Approximate Gross Internal Floor Area 388.7 sq m / 4,183 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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