

## Connaught Square, Hyde Park W2

This elegant Grade II listed Georgian house features beautiful views and access to the gated private communal gardens of Connaught Square. The house offers excellent living accommodation throughout and has an abundance of period features including high ceilings and beautiful cornicing to the principal rooms.

Through the grand entrance hall is the spacious dining room with double doors leading to the contemporary kitchen. The raised ground floor further comprises a home office and pretty terrace. The spacious dual aspect reception room on the first floor has double height windows overlooking the square.











**EPC** 

Guide price: £6,595,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

















The principal bedroom suite with stunning views over the trees has a dressing room and bathroom. The house offers four additional bedrooms and bathrooms throughout and a spacious reception room on the lower ground floor offering further flexible space.

The house further benefits from several outdoor areas including a south west facing balcony overlooking the garden square and external vaults which provide a utility room and additional storage space.







## Location

Connaught Square, one of London's most desirable garden squares, is situated in the heart of Connaught Village 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 cafes of Connaught Village are within close proximity.

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





## Connaught Square, W2

Approximate Area = 331.7 sq m / 3570 sq ft (Excluding Mezzanine)

Storage = 9.7 sq m / 104 sq ft

Mezzanine = 4.2 sq m / 45 sq ft

Total = 345 sq m / 3719 sq ft



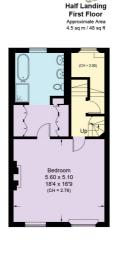


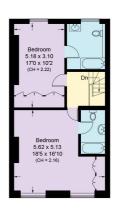
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Mezzanine

Approximate Area 4.2 sq m / 45 sq ft

Lower Ground Floor
Approximate Area = 81.3 sq m / 875 sq ft
Including Limited Use Area (6.3 sq m / 68 sq ft)

Ground Floor
Approximate Area = 68.9 sq m / 742 sq fi

First Floor
Approximate Area = 60.4 sq m / 650 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)

Second Floor
Approximate Area = 58.4 sq m / 629 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)

Third Floor
Approximate Area = 58.2 sq m / 626 sq ft

Knight Frank

Hyde Park

1 Craven Terrace I would be delighted to tell you more

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Particulars dated February 2024. Photographs and videos dated February 2024.

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