



Hyde Park Street, Hyde Park W2



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Situated adjacent to Hyde Park in a handsome stucco-fronted grade II blue plaque building, and formerly the residence of W. H Smith Smith, this 4th floor duplex penthouse is impressive from the moment you enter the main entrance to the building. From a grand and beautifully maintained communal entrance hall, the apartment is accessed via a lift.

Entering the penthouse you are greeted with a wide corridor with natural light pouring through from the skylight above. The apartment offers a large modern kitchen and a bright, spacious, dual aspect reception room with high ceilings and far reaching views towards Hyde Park. With three double bedrooms and two bathrooms, this special penthouse offers versatile luxury living.



Guide price: £3,500,000

Tenure: Leasehold: approximately 152 years remaining

Service charge: £29,217 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

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.

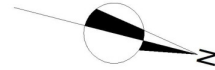


Located moments from the local cafes and boutique shops of Connaught Village and the green open spaces of Hyde Park.

HYDE PARK STREET, W2

Approximate Gross Internal Area : 178.5 Sq. metres
1921 Sq. feet
(Excluding Basement of 2.6 Sq. metres
27 Sq. feet)

STORAGE
5' 11"x5' 3"
[1.8x1.6]

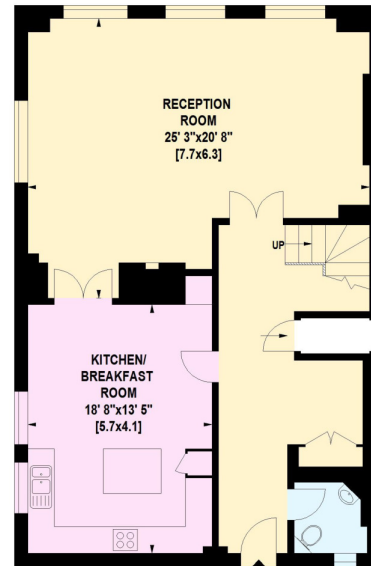


Under 1.5m head height

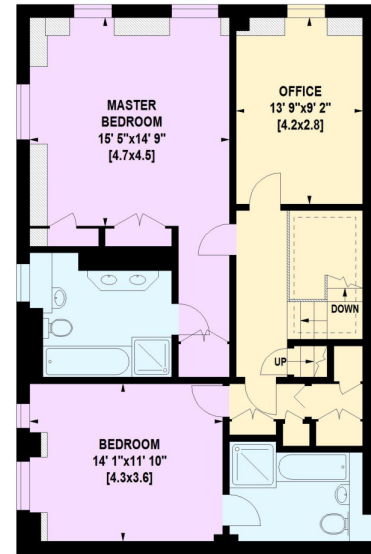


BASEMENT

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.



FOURTH FLOOR



FIFTH FLOOR

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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 August 2023. Photographs and videos dated August 2023.

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