



Hampshire House, Hyde Park W2

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# Hampshire House

## Hyde Park W2

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This lovely apartment is situated on the lower ground floor of an impressive mansion block just moments from the open green expanse of Hyde Park. The flat has lots of natural light and an open plan reception room boasting a well equipped, modern integrated kitchen. There is a good size double bedroom, family shower room, wooden floors throughout and the building further benefits from a porter.

•Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.•



**Guide price:** £475,000

**Tenure:** Share of freehold plus leasehold, approximately 106 years remaining

**Service charge:** £2,542.24 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** F





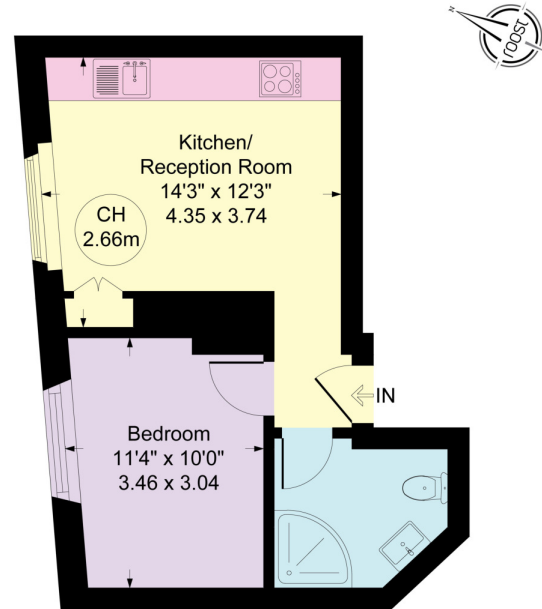
## Location

Hyde Park Place is located directly opposite the wonderful open spaces of Hyde Park. Transport links can be found nearby at Marble Arch (Central line) and Lancaster Gate underground stations or Paddington mainline (Heathrow Express and Network Rail) and underground (Bakerloo, Hammersmith & City, District and Circle lines) station, which is also expected to provide Crossrail services into the City.



**Hampshire House, Hyde Park Place, London, W2**  
Approximate Gross Internal Area = 336 sq ft / 31.21 sq m

CH = Ceiling Height



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.

**Lower Ground Floor**  
**Approximate Floor Area**  
**336 sq. ft**  
**(31.21 sq. m)**

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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 March 2024. Photographs and videos dated March 2024.

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