



Craven Hill Gardens, Hyde Park W2



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This stunning two bedroomed property is arranged within the modernist apartment building designed by Kenneth Frampton in 1960-62 and made Grade II listed in 1998. The property is in wonderful condition throughout and is located on the second floor (with lift).

The property comprises an entrance with fitted storage, reception room with three large windows that span the room which lets in lots of natural light.

There is also a very well equipped semi open plan kitchen with integrated appliances and lots of cupboard space.

On the upper level is a very generously sized double bedroom with fitted wardrobe space and a private balcony overlooking the landscaped communal garden, second bedroom also with leafy views and there is also a tiled bathroom, cloakroom and storage room next to the garage area.



**Guide price:** £850,000

**Tenure:** Leasehold: approximately 137 years remaining

**Service charge:** £6,000 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** E

## Location

Corringham is located in the heart of Bayswater with the shops and restaurants of Westbourne Grove nearby as well as the open spaces of Hyde Park. Transport links include Paddington Mainline and underground stations and Lancaster Gate (Central Line) underground station.

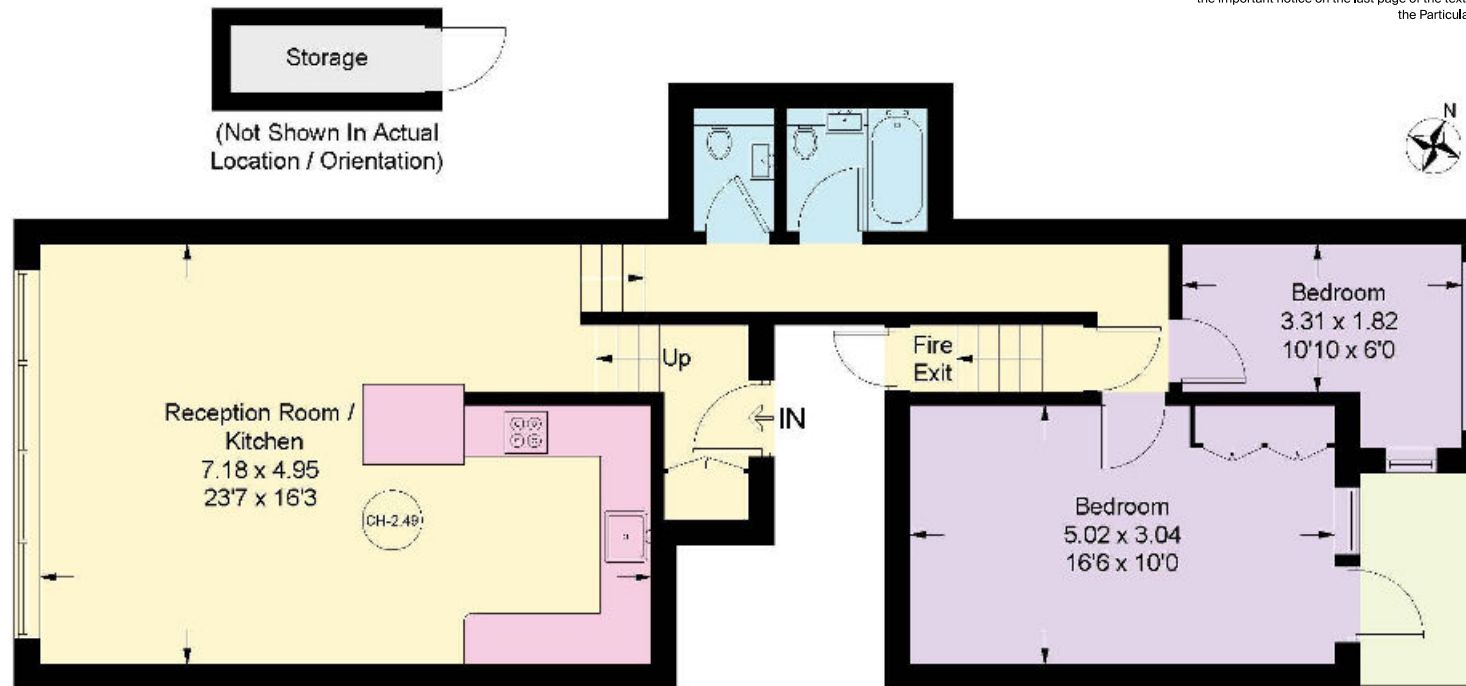






## Approximate Gross Internal Floor Area 74.0 sq m / 796 sq ft

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

Knight Frank  
Hyde Park  
1 Craven Terrace  
London  
W2 3QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Tim Perks  
020 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



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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