



Craven Hill, Hyde Park W2





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Located on the second floor of a period-conversion building. This one bedroom property benefits from a great location and access to a well-maintained communal garden.

The property is entered directly into a good-sized reception room, at the end of the property is a gallery-style kitchen, a spacious double bedroom with fitted wardrobe space and a bathroom.



**Guide price:** £550,000

**Tenure:** Leasehold: approximately 149 years remaining

**Service charge:** £2,591 per annum, reviewed every six months, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** D

## Location

Craven Hill is centrally located with excellent transport links such as Lancaster Gate underground (Central line) and Paddington mainline (Network Rail and Heathrow Express) and underground (District, Circle, Bakerloo and Hammersmith & City lines) station.

Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatre London has to offer. Craven Hill is also perfectly positioned for Crossrail which offers faster journey times into the City and Canary Wharf.







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Approximate Gross Internal Area = 41.0 sq m / 441 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.

**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**  
+44 20 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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Particulars dated August 2023. Photographs and videos dated August 2023.

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