

Kendal Street, Hyde Park W2

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A charming Grade II Listed period townhouse for sale in the heart of Connaught Village. This house exudes character and has been renovated to a high standard throughout with particular attention to detail in celebrating traditional features with wooden shutters, decorative cornicing, panelling and feature fireplaces in the two reception rooms.

The new kitchen has been meticulously designed with solid oak finish, ample storage, range cooker and window seating to create a wonderful social hub in the home. The two double bedrooms both enjoy their own newly decorated shower rooms.

The house further benefits from a utility room and external vaults for additional storage.











Guide price: £2,500,000 Tenure: Available freehold

Local authority: City of Westminster

Council tax band: G





Location

Ideally located for excellent transport connections including the Elizabeth Line, National Rail and Heathrow Express. Local underground stations include access to the Central, Bakerloo, Circle, District and Hammersmith & City lines.

Kendal Street runs parallel to Connaught Street which offers a lovely selection of cafes and independent shops, and is well located for easy access to Hyde Park and the West End.









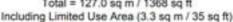


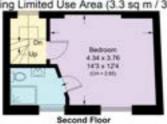


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Approximate Area = 119.4 sq m / 1286 sq ft Vault / External Store = 7.6 sq m / 82 sq ft

Total = 127.0 sq m / 1368 sq ft





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Third Floor Approximate Area = 22.3 sq m / 240 sq ft



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2.63 x 2.12 B14 x 7% 68×611 Lower Ground Floor Approximate Area = 29.7 sq m / 320 sq ft including Limited Use Avea (3.3 sq m / 35 sq ft)

Ground Floor Approximate Area + 25.7 earls / 250 earls

First Floor Approximate A/ea + 22.1 sq m / 238 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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 February 2024. Photographs and videos dated February 2024.

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