



Kendal Street, Hyde Park **W2**

---

# Kendal Street, Hyde Park W2

---

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.



EPC  
E

**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.







**Kendal Street, W2**  
 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  
 Including Limited Use Area (3.3 sq m / 35 sq ft)

Rooms listed height below 1.8m



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.

**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  
**Laura Dam Villena**  
 020 3978 2463  
[laura.damvillena@knightfrank.com](mailto:laura.damvillena@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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.  
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.