



Albion Gate, Hyde Park W2



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Situated on the top floor of this popular portered building, this special apartment which is accessible via a lift has south-facing views over Hyde Park.

Offering bright accommodation throughout, the apartment comprises 3 double bedrooms, each with their own bathroom, spacious reception with an open plan dining area and a separate kitchen.

An internal staircase leads up to a vast roof space with far-reaching views over the park and London skyline.

The property further benefits from an additional storage area on the lower ground floor and 24-hour concierge.



**Asking price:** £3,500,000

**Tenure:** Share of freehold plus leasehold, approximately 98 years remaining

**Service charge:** £16,844.22 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H

















Albion Gate is located on Bayswater Road, opposite the delightful open spaces of Hyde Park and close to the charming Connaught Village with its array of artisan shops and cafes.

## Location

The development is superbly positioned for the new Elizabeth line and Central Line. Transport links available from Paddington Station further include the Heathrow Express, National Rail and Hammersmith & City, Circle, District and Bakerloo lines.



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Approximate Area = 155.5 sq m / 1673 sq ft (Excluding Storage)

Storage = 10.2 sq m / 110 sq ft

Total = 165.7 sq m / 1783 sq ft

Including Limited Use Area (2.8 sq m / 30 sq ft)

 Reduce head height below 2.2m

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 Area  
10.2 sq m / 110 sq ft  
(Not Shown in Actual  
Location / Orientation)

## Sixth Floor

Approximate Area  
152.5 sq m / 1641 sq ft  
Including Limited Use Area  
(2.8 sq m / 30 sq ft)

## Seventh Floor

Approximate Area  
3.0 sq m / 32 sq ft





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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 xxxxxxxx 20xx. Photographs and videos dated xxxxxxxx 20xx.

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