

# Albion Gate, Hyde Park W2

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.









EPC TBC

**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.



## Albion Gate, W2

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 1.5m

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.





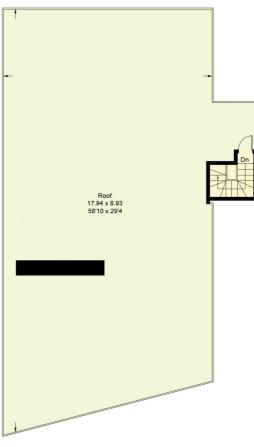
#### **Lower Ground Floor**

Storage 3.41 x 2.94 11'2 x 9'8

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





**Knight Frank** 

**Hyde Park** 

1 Craven Terrace

London W2 3QD

Laura Dam Villena

020 3978 2463

laura.damvillena@knightfrank.com

**Harwood Advisory** 

5 Baldwyn Gardens

London

**W36HH** 

Sami Robertson

07748 508891

sami@harwoodadvisory.com

knightfrank.co.uk

harwoodadvisory.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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