

Hyde Park Gardens W2



Hyde Park Gardens, W2

Situated in the private gated Hyde Park Gardens, this bright fourth floor apartment is accessed via a lift. With six south facing windows and a skylight in the entrance hall the penthouse is bathed in natural light and enjoys far reaching views over Hyde Park.

The apartment which provides a spacious reception with formal dining area, eat-in kitchen, three bedrooms and three bathrooms also offers airconditioning which has been integrated in the bespoke joinery. Finished to an exceptional standard throughout, the apartment further benefits from off-street parking, porter and access to private landscaped gardens.



Guide price: £5,500,000

Tenure: Leasehold: approximately 979 years remaining

Service charge: £17,360 per annum, reviewed every year, next review due 2025

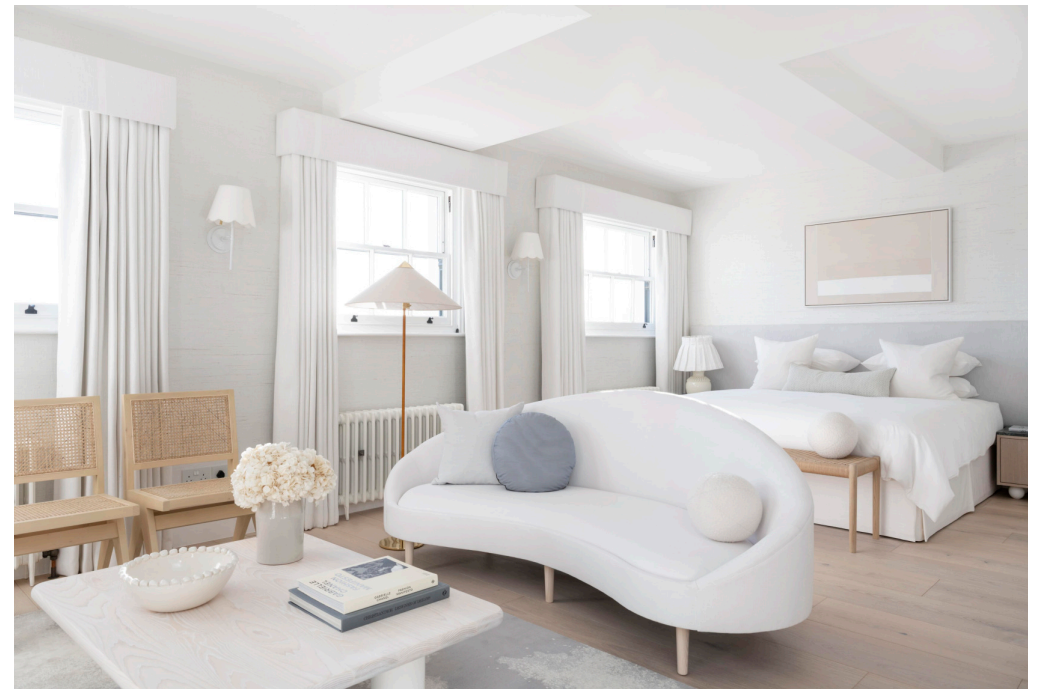
Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H











Location

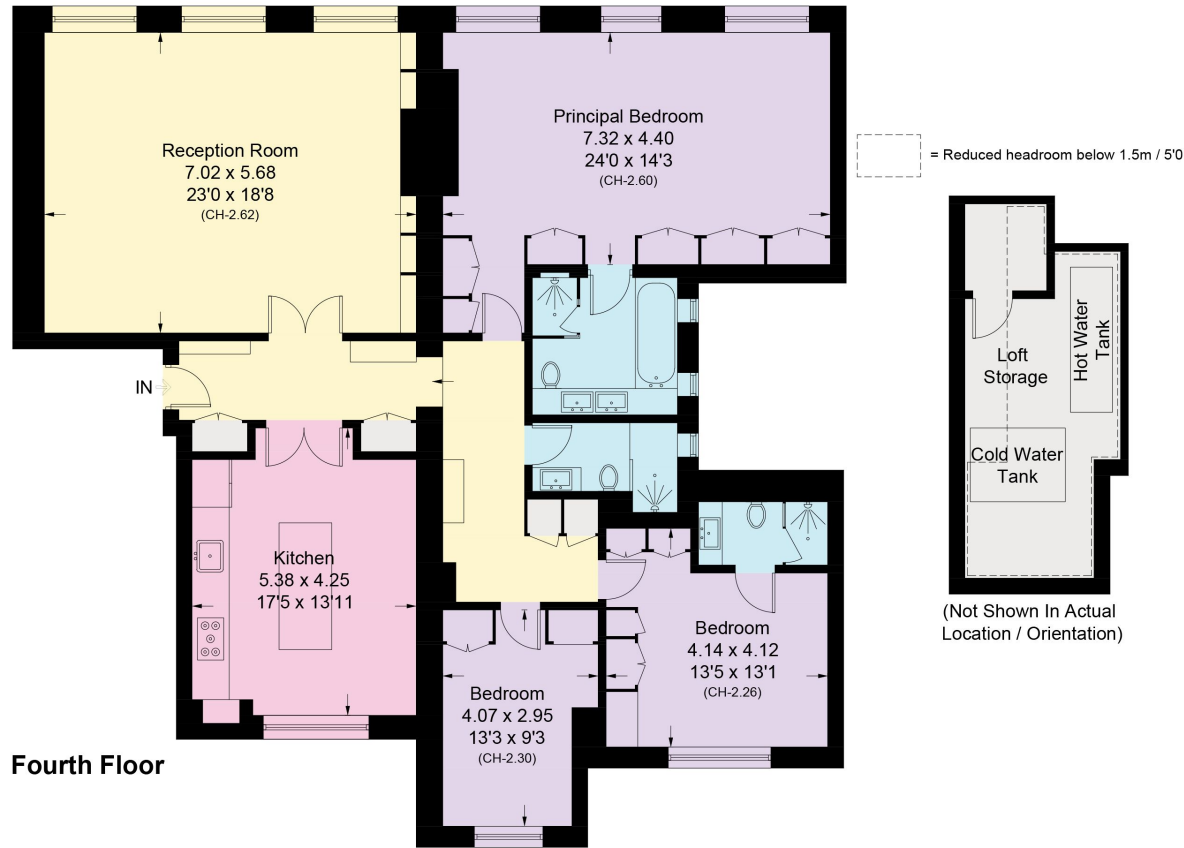
Hyde Park Gardens is located moments from the wonderful open green spaces of Hyde Park and Kensington Gardens. It is also ideally located for all the boutique shops and restaurants of Mayfair and Connaught Village.

The apartment also benefits from excellent transport links. It is within a short walking distance from Lancaster Gate Station (Central Line) and Paddington Station, which now offers the new Elizabeth line. The area is particularly well served by several excellent schools and is considered one of London's prestigious addresses.



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Approximate Gross Internal Area = 170.75 sq m / 1838 sq ft
(Including 3.9 sq m / 42 sq ft in Loft Storage)



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

I would be delighted to tell you more
Laura Dam Villena
020 3978 2463
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.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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