

Hyde Park Gardens, London W2



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A spacious lateral apartment located in the prestigious Hyde Park Gardens, a grade II listed building, offering wonderful south-facing views across Hyde Park and with access to the beautiful private communal gardens. This elegant apartment opens into a spacious reception room and features high ceilings, dark wood flooring and floor to ceiling French doors which open out to a south facing balcony. Through a pretty archway is a dining area.

The principal bedroom suite has a large en suite bathroom and a mezzanine dressing room with ample built-in wardrobes. The second bedroom is circular in shape and has access to a balcony through the large French windows, making this room light and bright.



Guide price: £5,500,000

Tenure: Leasehold: approximately 979 years remaining

Service charge: £16,395 per annum, reviewed every year, next review due 2025

Ground rent: *

Local authority: City of Westminster

Council tax band: G











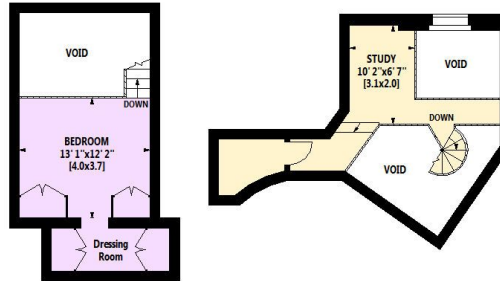
HYDE PARK
GARDENS W2

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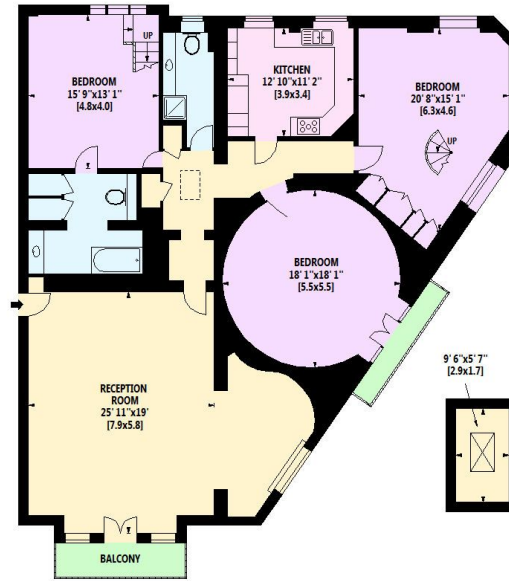
Please note that we have been unable to confirm the amount or date of the next review of the ground rent. You should ensure that you or your advisors make your own enquiries.

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Gross Internal Area: 213 Sq. metres
2293 Sq. feet
Excluding Loft Area Of: 5 Sq. metres
54 Sq. feet



MEZZANINE AREAS



FIRST FLOOR

LOFT

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.

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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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