

Praed Street, Hyde Park W2



Praed Street, Hyde Park W2

Internally the accommodation on offer briefly comprises; large dual aspect open-plan reception room with ample space for dining and a well-equipped kitchen that boasts plenty of storage cupboards and integrated appliances. Elsewhere three of the bedrooms have their own en suite facilities and built-in wardrobes while the fourth bedroom is a good sized single that would work well as a home office and there is a further guest cloakroom.

Further benefits to note include private terrace, underfloor heating, integrated sound system, lift access and available by separate negotiation it is possible to rent a secure parking space.



Guide price: £1,700,000

Tenure: Leasehold: approximately 141 years remaining

Service charge: £2,900 per annum, reviewed every year, next review due 2025

Ground rent: £250 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: F

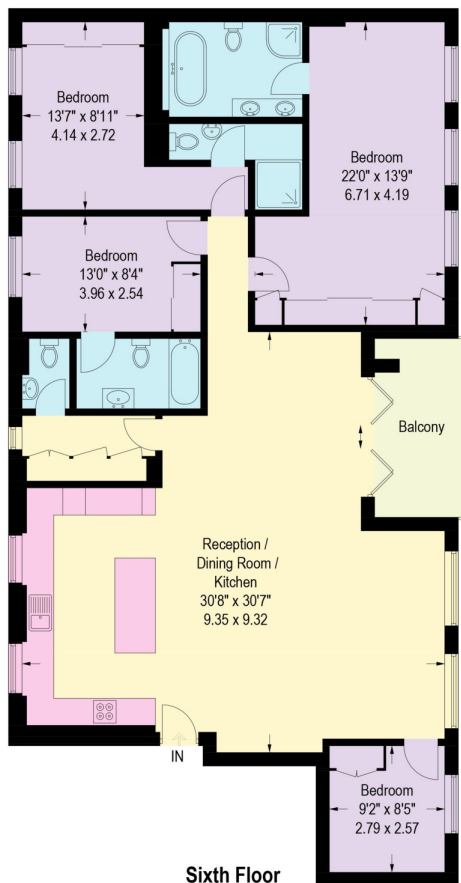






Praed Street

Approximate Gross Internal Area = 1605 sq ft / 149.11 sq m



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

Mark Ruffell

020 3697 8234

mark.ruffell@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 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 March 2024. Photographs and videos dated March 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.