

# Connaught Place, Hyde Park W2

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Offering spectacular views over Hyde Park this well presented fourth floor apartment provides spacious internal accommodation of approximately (82.7 sq m sq/890 sqft).

Entered on the fourth floor, via lift, there are three storage cupboards accessed from the entry hallway which leads to the open plan reception room that boasts ample space for dining, a well equipped, modern gloss kitchen and park views.

Elsewhere there is a generous bedroom with one wall set aside to built-in wardrobes and the same park views can be appreciated from this room. Finally there is a fully tiled family bathroom with bath tub and separate shower.



**Asking price:** £1,350,000

**Tenure:** Leasehold: approximately 85 years remaining

**Service charge:** £9,353 per annum, reviewed year, next review due 2025

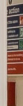
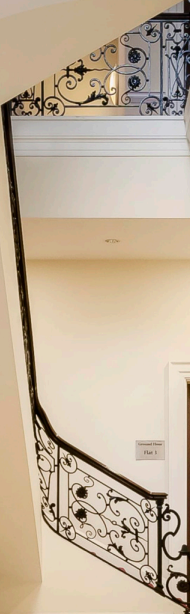
**Ground rent:** £1,000 per annum, reviewed every 25 years, next review due 2034

**Local authority:** City of Westminster

**Council tax band:** G









## Location

Located on the edge of Hyde Park, London's largest and most famous Royal Park, Connaught Place is situated in a highly sought-after London location, close to the extensive shopping and exclusive restaurants provided by Oxford Street and Connaught Village. Notting Hill, Mayfair and Knightsbridge are also close by.

Local transport links include Marble Arch (Central line) underground station, Paddington Mainline (Heathrow Express, Network Rail) and underground (Elizabeth, Circle, District, Hammersmith & City, Bakerloo line) stations.



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Approximate Gross Internal Area = 82.7 sq m / 890.2 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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