

Albion Gate, Hyde Park W2



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This luxurious four bedroom apartment offers exceptional lateral space and a tremendous amount of natural light throughout due to a clever layout.

The property combines two properties to make one fabulous home on the fifth floor of a well maintained portered building. Accessed via lift, the property opens into a hall with guest WC and leads into a large dining area where the main reception room and modern kitchen can be accessed.

The south facing living room has multiple doors out onto a terrace that looks over the green spaces of Hyde Park, while the fully fitted kitchen boasts high end integrated appliances, range cooker and kitchen island.



Guide price: £8,250,000

Tenure: Leasehold: approximately 97 years remaining

Service charge: £30,000 per annum

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: H

The bright principal bedroom features two dressing rooms, smart en suite bathroom and private terrace. The second half of the apartment offers additional reception space plus three good sized bedrooms, shower room, bathroom and utility room.

The property also benefits from a private double garage, two staff studios on the lower ground floor, storage room and an additional studio held on a separate lease.

Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.







Location:

Albion Gate is located on Bayswater Road, opposite the delightful open spaces of Hyde Park.

The development is roughly equidistant between Lancaster Gate and Marble Arch (Central line) underground stations and is also superbly positioned for the new Elizabeth line.

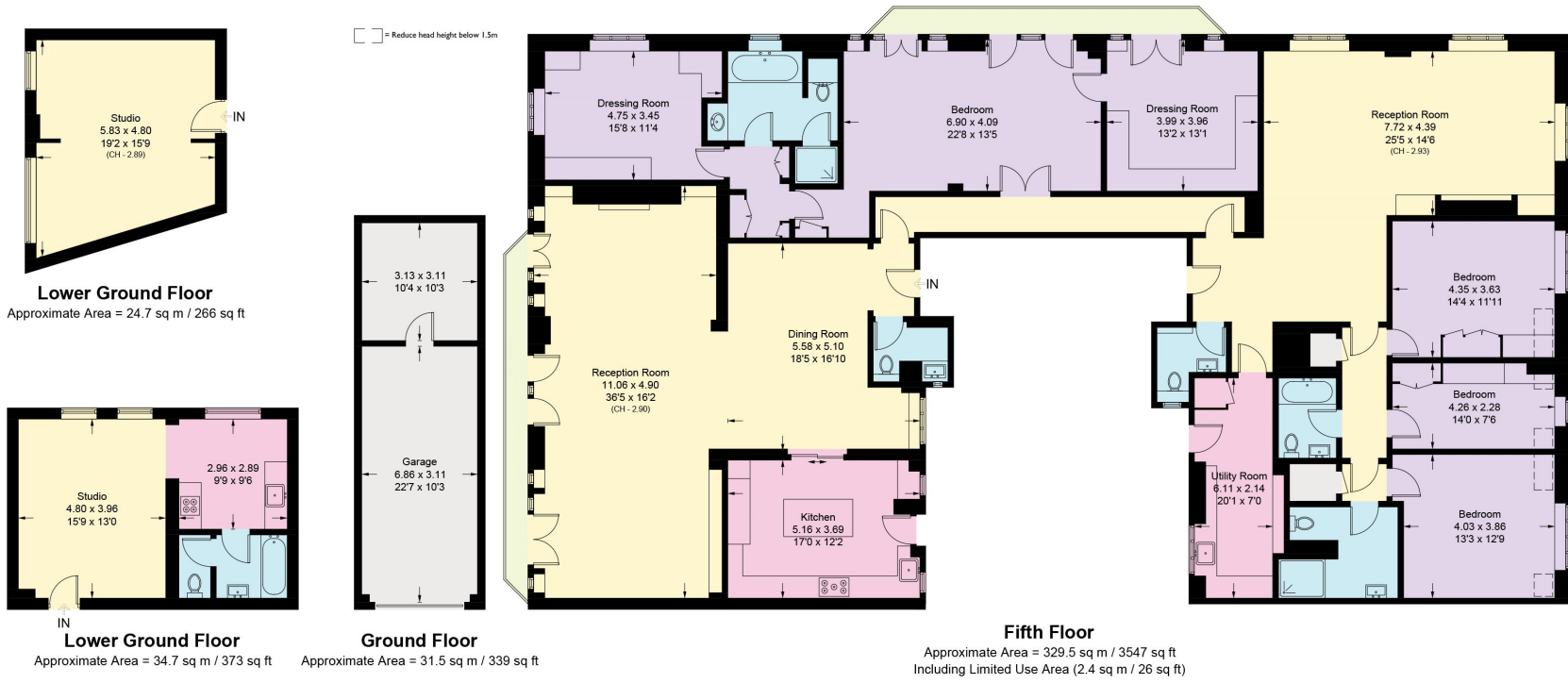
Transport links available from Paddington Station include the Heathrow Express, National Rail and Hammersmith & City, Circle, District and Bakerloo lines. The many bars, restaurants and theatres of the West End are all within close proximity.











**Approximate Gross Internal Floor Area
420.4 sq m / 4,525 sq ft**

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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