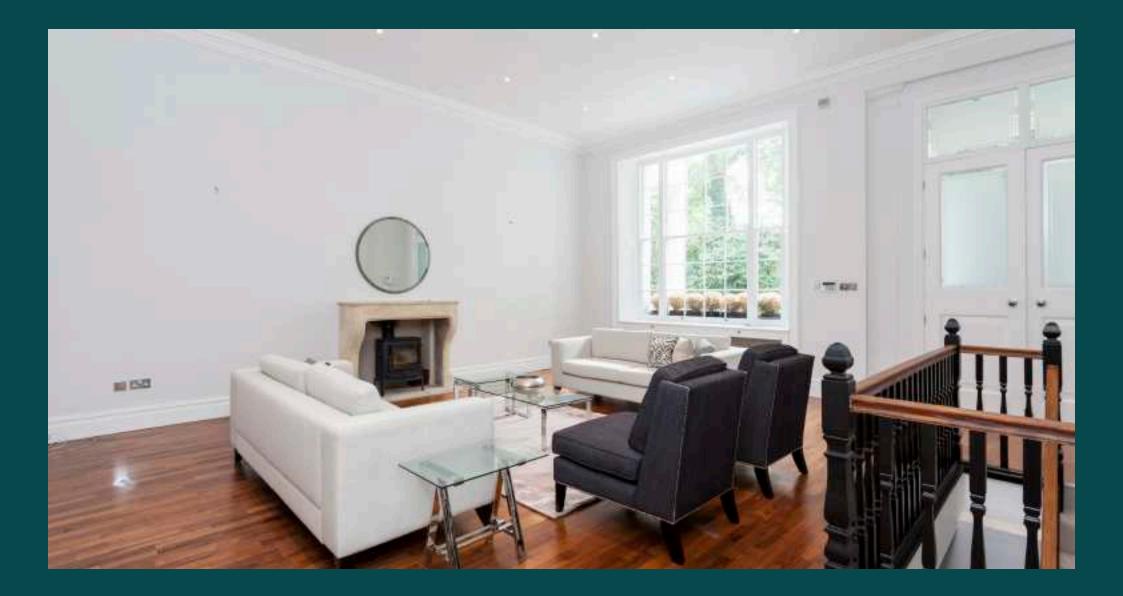
Hyde Park Square, Hyde Park W2







City of Westminster Available Furnished or Unfurnished

Guide price £950 per week





Located on the north side of Hyde Park Square and arranged over the ground and lower ground floor of a Grade II listed white stucco fronted building.

This lovely two bedroom apartment has its own front door and majestic double doors leading to a grand reception room with double height ceilings, period coving, feature fireplace with log burner and a large sash window overlooking the communal gardens, which allows light to flood the interior.

Stairs lead to down to a second reception room/dining room, with access to the front terrace and three external storage vaults, and a well-fitted kitchen which features a butler sink. There are two double bedrooms, both with en suite bathrooms and built-in wardrobes and access to the rear private terrace. There is also a contemporary guest cloakroom and utility room.

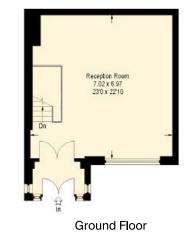
This wonderful apartment has access to the communal gardens of Hyde Park Square and a porter.

Hyde Park Square is moments away from numerous boutiques, shops and transport links. The nearest underground stations are Marble Arch and Lancaster Gate (Central line). Paddington mainline (Network Rail and Heathrow Express) and underground (District, Circle, Bakerloo and Hammersmith & City lines) station is also within close proximity. Hyde Park Square is also perfectly positioned for the imminent arrival of Crossrail which will offer faster journey times into the City and Canary Wharf.



Hyde Park Square, W2

A



Approximate Gross Internal Floor Area 157 sq m/1690 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

Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees.

Knight Frank
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Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property/and not fixed to the property/and not fixed to the property/and not be evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically evidenced in the inventory.

Important Notice: 1. Particulars: These 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 [October 2013]. Photographs and videos dated [October 2013].

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I would be delighted to tell you more.

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Lower Ground Floor