

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.

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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.

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I would be delighted to tell you more.

Guy Spencer

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Connecting people & property, perfectly.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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Particulars dated [October 2013]. Photographs and videos dated [October 2013].

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