

# Hyde Park Gardens, Hyde Park **W2**





City of Westminster  
Available furnished

Guide price  
**£1,900**



A spacious lateral apartment located in the prestigious Hyde Park Gardens, a grade II listed building, offering wonderful south facing views across Hyde Park and with access to the beautiful private communal gardens.

This elegant apartment opens into a spacious reception room and features high ceilings, dark wood flooring and floor to ceiling French doors which open out to a south facing balcony. Through a pretty archway is a dining area.

The master bedroom suite has a large en suite bathroom and a mezzanine dressing room with ample built-in wardrobes. The second bedroom is circular in shape and has access to balcony through the large French windows, making this room light and bright.

The third double bedroom has a double height ceiling with a spiral staircase up to a mezzanine study area and extra storage space. There is a shower room and an eat-in kitchen, which has pretty views across Sussex Square to the rear.

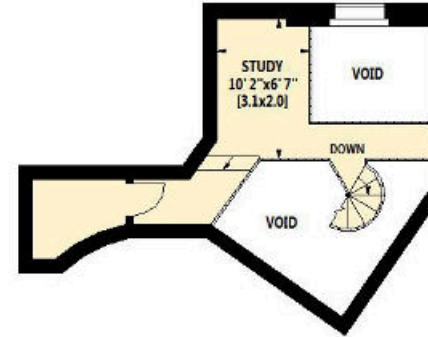
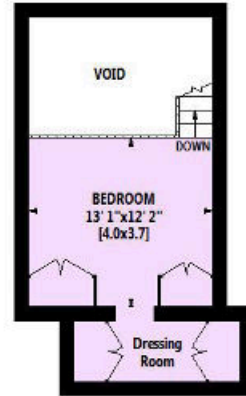
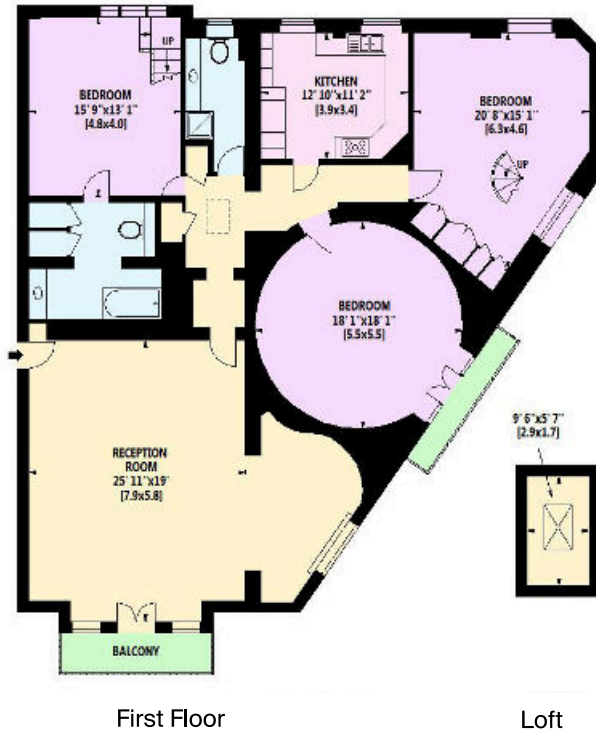
The property also benefits from a lift, a porter and one allocated parking space.

# Hyde Park Gardens, W2



**Approximate Gross Internal Floor Area**  
**213 sq m/2293 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



Mezzanine Areas

### 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](http://www.knightfrank.co.uk/tenantfees).

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**I would be delighted to tell you more.**

**Guy Spencer**

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Particulars dated [June 2014]. Photographs and videos dated [June 2014].

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