

# Lyntonia House, Hyde Park W2

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Presented to the market in great condition, this spacious two bedroom, two bathroom apartment is positioned on the third floor and measures approximately 63.7 sq. m. (686 sq. ft.).

Internally the accommodation on offer briefly comprises; reception room, separate kitchen equipped with a generous range of fitted white gloss cabinets and integrated appliances, two double bedrooms with the principal boasting en suite shower room and finally a family bathroom.

Lyntonia House is located in a striking location in the heart of Central London with the West End's world-class shopping, theatres and restaurants on its doorstep.



**Guide price:** £680,000

**Tenure:** Leasehold: approximately 141 years remaining

**Service charge:** £3,145 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** E





The development benefits from excellent transport links via Paddington mainline (Network Rail and Heathrow Express) and underground (Circle, District, Bakerloo and Hammersmith & City) station as well as being perfectly positioned for the Paddington branch of the Elizabeth line station which provides fast journey times into the City, Canary Wharf and out to Heathrow and Reading in the other direction.



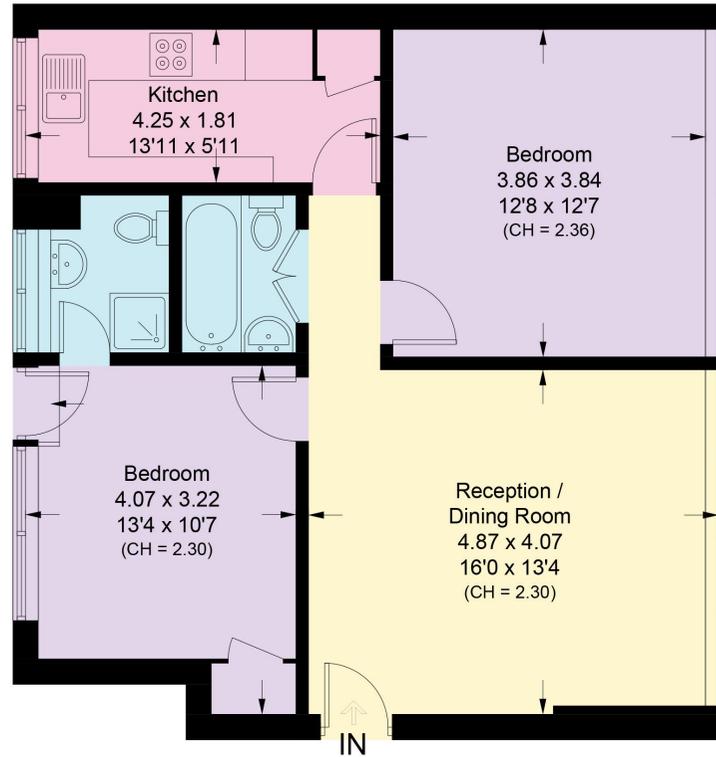
# Lyntonia House, W2

Approximate Area = 63.7 sq m / 686 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)



We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

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.



## Third Floor

**Knight Frank**

**Hyde Park**

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I would be delighted to tell you more

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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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Particulars dated April 2024. Photographs and videos dated April 2024.

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