

Craven Hill, Hyde Park W2

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# Craven Hill, Hyde Park W2

Located on the second floor of a period conversion building, this impressive, characterful, two bedroom flat boasts high ceilings and well-proportioned rooms. It also benefits from an allocated parking space and access to a communal garden.

The welcoming hallway leads to a bright reception room to the front, with its large bay window and feature fireplace. The kitchen is located to the rear, with pretty views onto the communal gardens.

The principal bedroom benefits from access to a spacious family bathroom, complete with fitted wardrobes. The second bedroom has fitted wardrobes and access to an en suite bathroom.



**Guide price:** £1,600,000

**Tenure:** Share of freehold plus leasehold, approximately 957 years remaining

**Service charge:** £3,694 per annum, reviewed every year, next review due 2024

**Ground rent:** £100 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

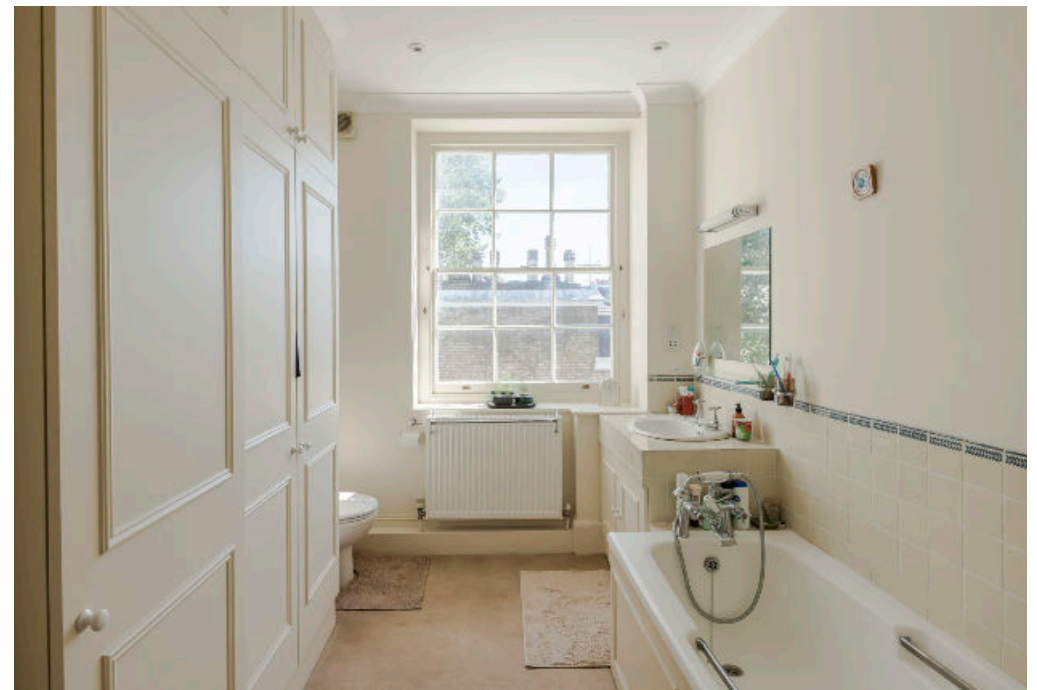
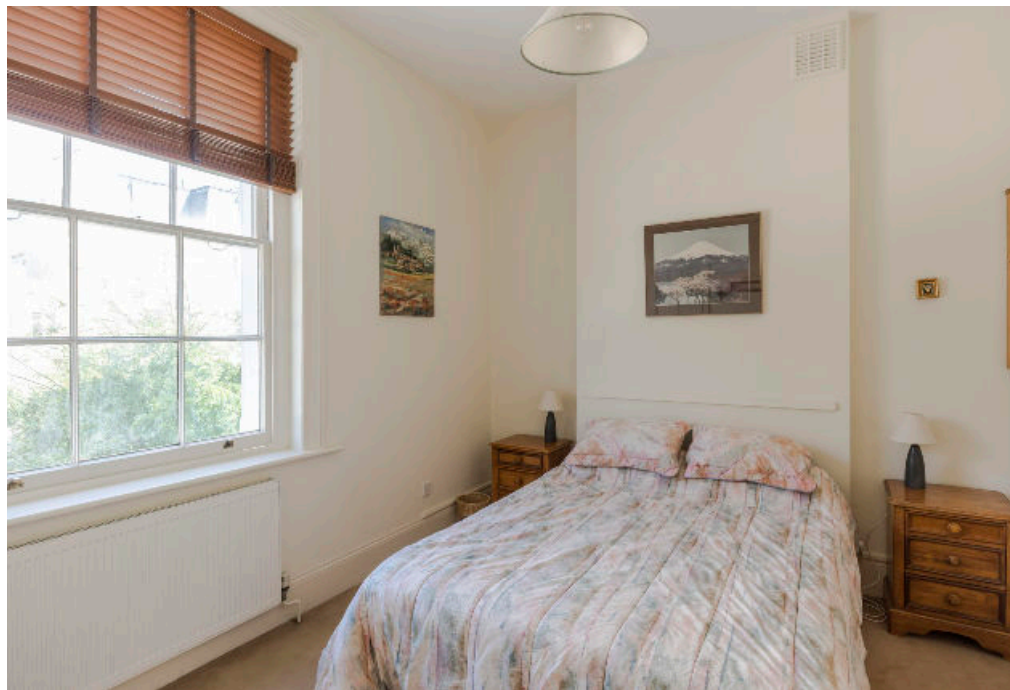
**Council tax band:** G

## Location

Craven Hill is centrally located with excellent transport links such as Lancaster Gate underground (Central line) and Paddington mainline (Network Rail and Heathrow Express) and underground (District, Circle, Bakerloo and Hammersmith & City lines) station.

Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatre London has to offer. Craven Hill is also perfectly positioned for Crossrail which offers faster journey times into the City and Canary Wharf.







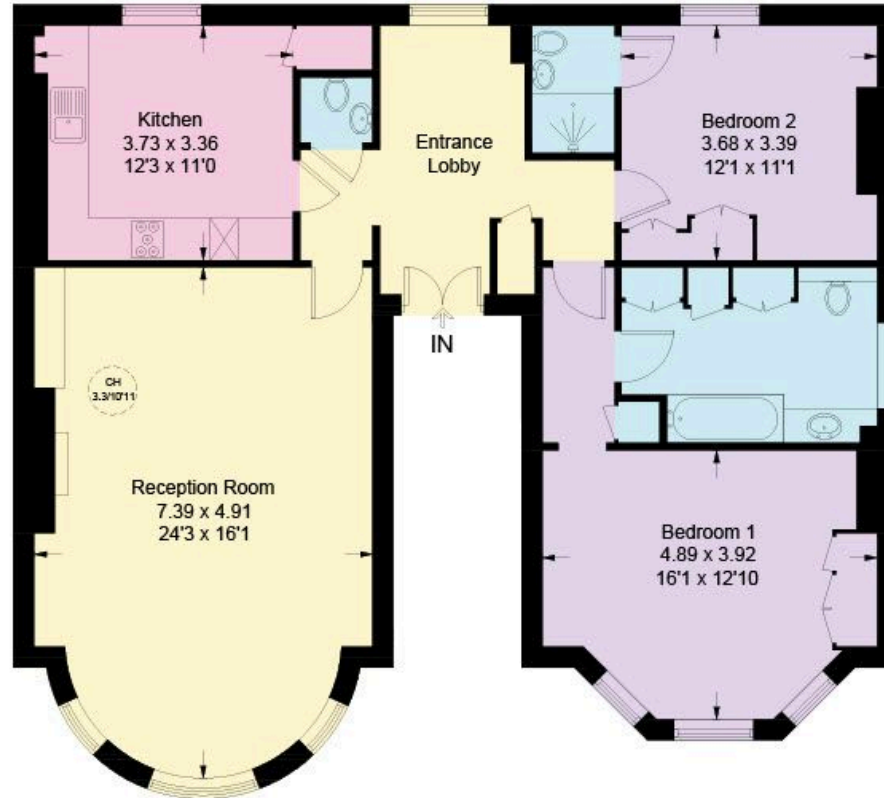


# Craven Hill

Approximate Gross Internal Area = 106.2 sq m / 1143 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.



**Second Floor**

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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 August 2023. Photographs and videos dated August 2023.

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