

Hyde Park Gardens, London W2

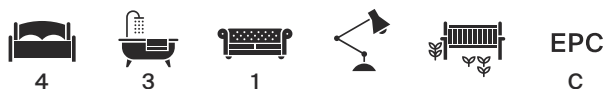


Hyde Park Gardens, London W2

A rare opportunity to acquire a south-facing garden apartment with a large private patio in a prestigious neighbourhood.

This garden apartment, which is in a Grade II listed building, has been newly refurbished throughout and finished to an extremely high standard. The apartment features six south facing French doors opening onto the pristine private patio garden, which leads on to the award winning communal gardens.

The living room, kitchen, and one of the bedrooms benefit from the French doors allowing an abundance of light to fill these rooms. The kitchen is made out of high-end quality materials, with Miele and Gaggenau appliances, Quooker tap and wooden floors.



Asking price: £4,700,000

Tenure: Share of freehold plus leasehold, approximately 991 years remaining

Service charge: £13,052 per annum. Please note that we have been unable to confirm the date of the next review. Please make your own enquiries.

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H

The property benefits from four double bedrooms, all with built in storage. The principal bedroom further benefits from a modern en suite. There are a further three bathrooms, WC, office and two garden featured light wells.

Hyde Park Gardens is located moments from the wonderful open green spaces of Hyde Park and Kensington Gardens. It is also ideally located for all the boutique shops and restaurants of Mayfair and Connaught Village.

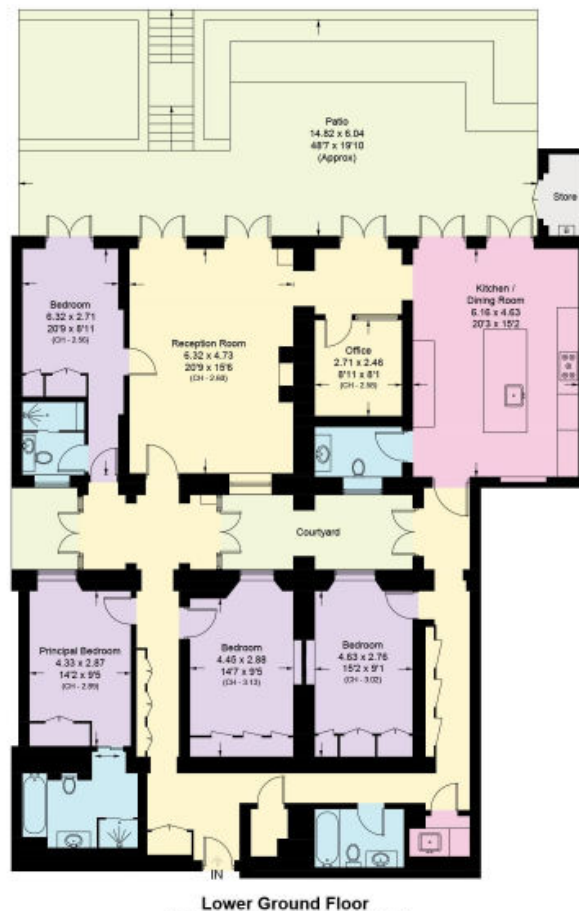
The apartment also benefits from excellent transport links. It is within a short walking distance from Lancaster Gate Station (Central Line) and Paddington Station, which now offers the new Elizabeth line. The area is particularly well served by several excellent schools and is considered one of London's prestigious addresses.











**Approximate Gross
Internal Floor Area
212.2 sq m / 2,284
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.

Lower Ground Floor

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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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