



Craven Terrace, Hyde Park **W2**

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Located moments away from Hyde Park's green open spaces, this property is well arranged on the lower ground floor of a period terrace and benefits from a private entrance.

The sizeable property measures approximately 109.1 sq. m. (1174 sq. ft.) and comprises a long hallway on entry, providing access to all rooms. To the front of the property is one of the generous double rooms with built-in wardrobes and an en suite bathroom. There is a separate kitchen that features ample storage and integrated appliances. Next to the kitchen is a formal dining space that leads into the impressive reception room, which is flooded with natural light due to the vaulted ceiling and patio doors that lead to the rear private garden.



Guide price: £875,000

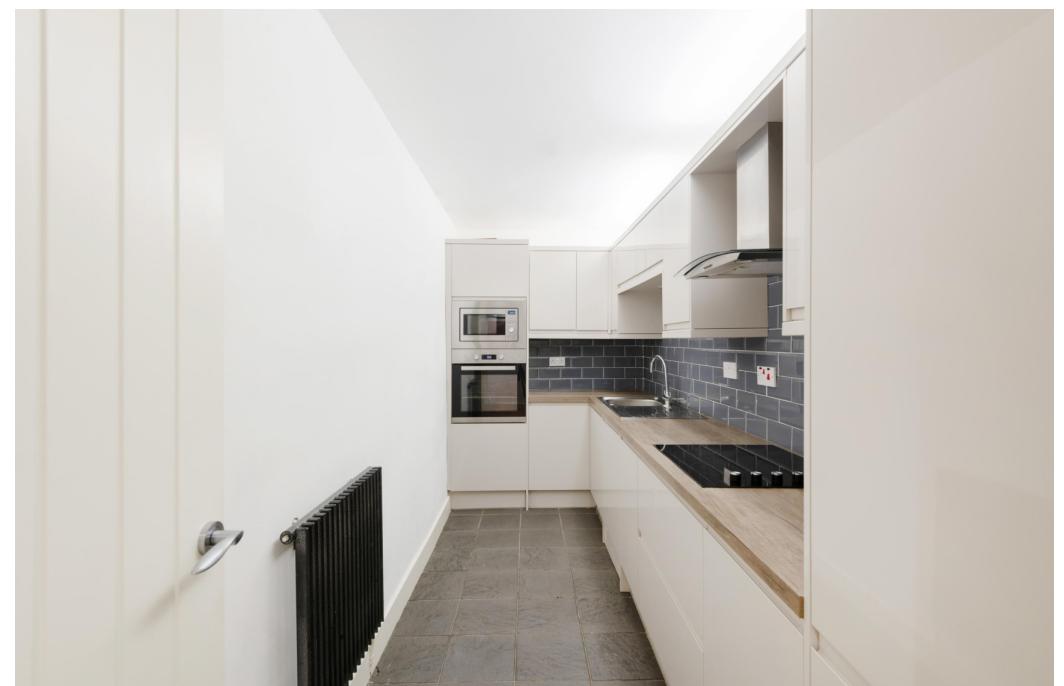
Tenure: Leasehold: approximately 964 years remaining

Service charge: £2,490 per annum, reviewed every year, next review due 2025

Ground rent: £150 per annum, next review 2095

Local authority: City of Westminster

Council tax band: E







Craven Terrace is centrally located with excellent transport links from Lancaster Gate underground (Central line), Paddington mainline (Network Rail) and Paddington underground (the Elizabeth line, which offers access to the City in 8 minutes, Canary Wharf in 18 minutes and Heathrow Airport in 35 minutes, along with the 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 theatres that London has to offer.

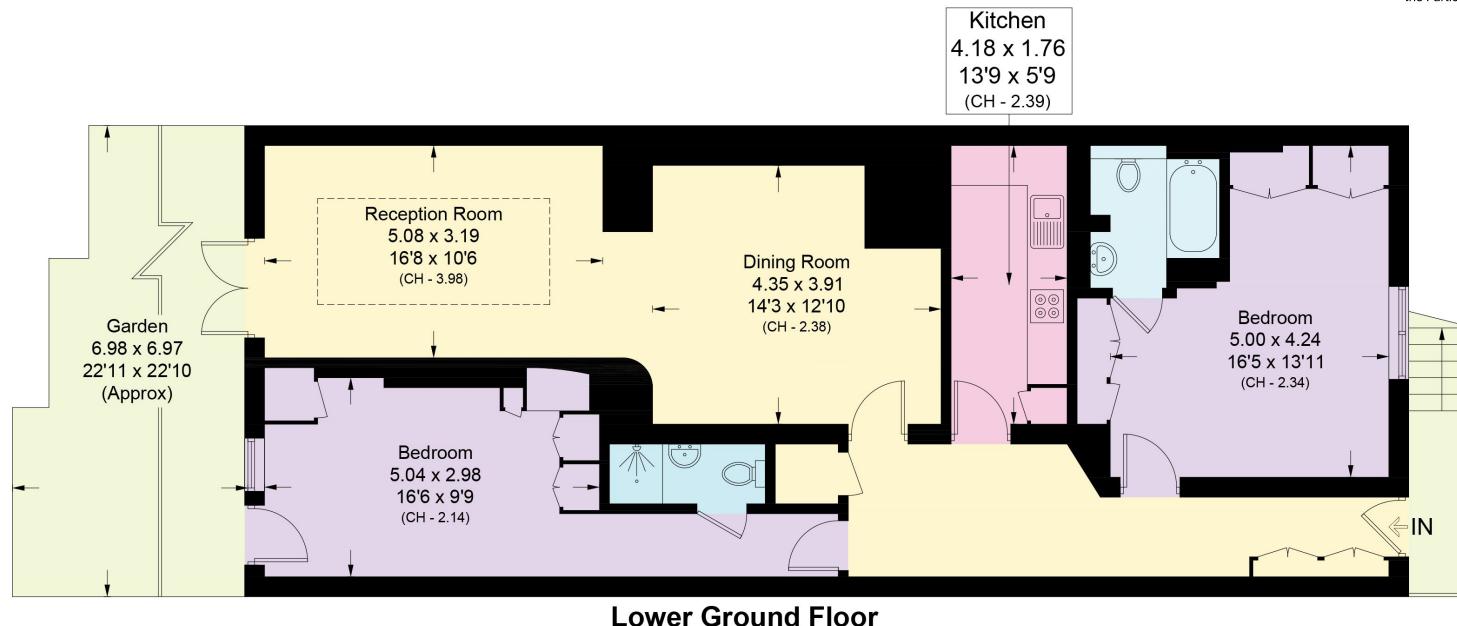


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Approximate Area = 109.1 sq m / 1174 sq ft



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.



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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 November 2024. Photographs and videos dated November 2024.

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