

Clifton Place, Hyde Park W2



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The property is entered into a hallway that boasts storage cupboards, the reception room is to the right and features large windows and ample space for dining. There is a separate well equipped kitchen with integrated appliances and plenty of worktop space. The generous bedroom is at the left side of the main corridor and is a good sized double with fitted wardrobes as is the shower room. Finally there is a pleasant communal roof terrace affording far reaching views.

The property is Southerly facing and each room has side views towards Sussex Square. Clifton Place is ideally located for Hyde Park and transport links to the City, as well as local amenities in Connaught Village.



Guide price: £450,000

Tenure: Leasehold: approximately 34 years remaining

Service charge: £6,073.36 per annum, reviewed every year, next review due 2025

Ground rent: £75, fixed for the remainder of the lease

Local authority: City of Westminster

Council tax band: F



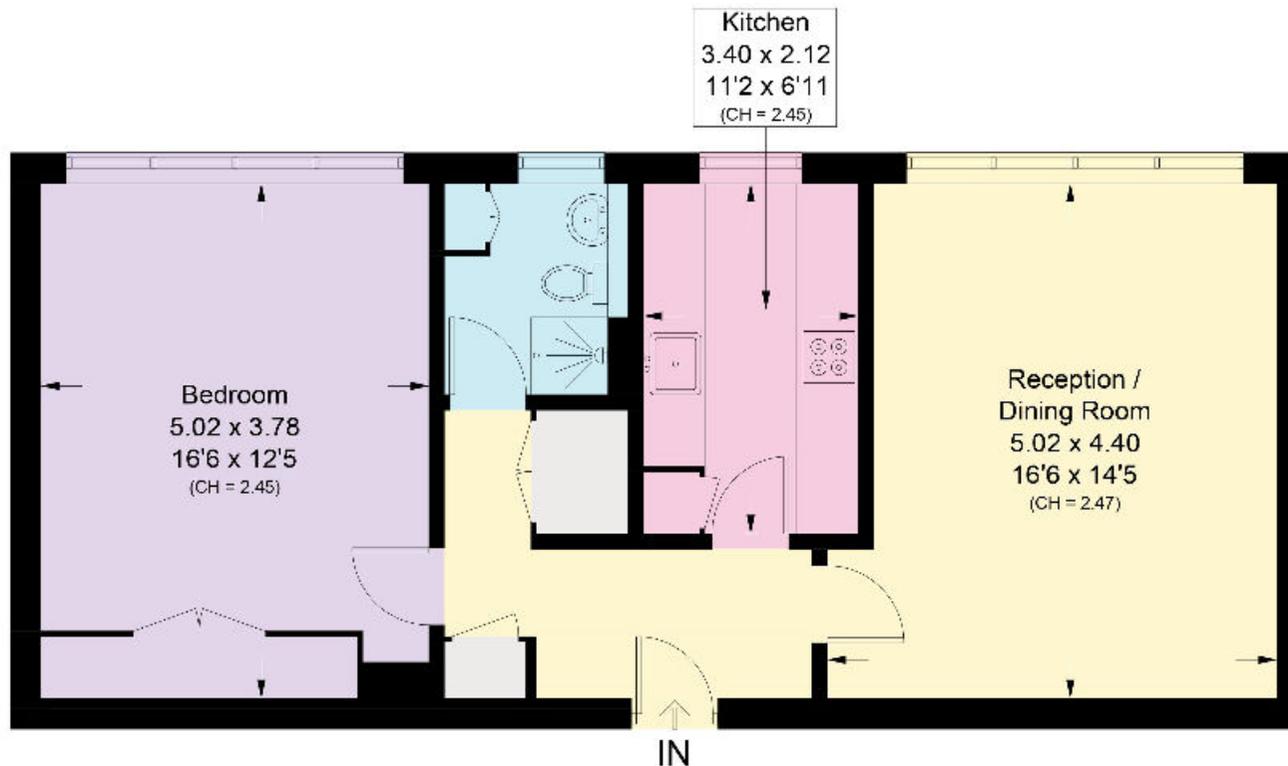


Clifton Place, W2

Approximate Area = 60.6 sq m / 652 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.



Third Floor

Approximate Area = 60.6 sq m / 652 sq ft

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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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