



# Archery Close

CONNAUGHT VILLAGE • £1,950,000





A dual aspect two bedroom Mews house located in the highly desirable Connaught Village.

## DESCRIPTION

PLEASE QUOTE 439608 FOR ALL ENQUIRIES

Archery close is a two- bedroom house with south west facing roof terrace. This charming house is full of character and endless potential. The house is flooded with natural light, due to its double aspect, a very rare find amongst Mews houses. Additionally boasting a sun trap roof terrace. Archery close is a pretty traditional cobbled Mews in Connaught Village which encompasses many boutique shops and cafes. The beautiful green spaces of Hyde Park are only a short stroll, as is the hustle and bustle of Oxford street.

## TERMS

**Price:** £1,950,000

**Tenure:** Freehold

**Ground Rent:**

**Service Charge:**

**Local Authority:** Westminster

**Council Tax:**

**Energy Rating:**

### Archery Close, W2

Approx. Gross Internal Area \*

1034 Ft<sup>2</sup> - 96.06 M<sup>2</sup>

(Including Eaves Storage)

Approx. Gross Internal Area \*

947 Ft<sup>2</sup> - 87.98 M<sup>2</sup>

(Excluding Eaves Storage)

Approx. Gross Internal Area \*

1188 Ft<sup>2</sup> - 110.37 M<sup>2</sup>

(Including Eaves Storage & Roof Terrace)



Illustration For Identification Purposes Only, Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.