



Archery Steps  
St. Georges Fields, W2









A 646 sq ft maisonette in the popular gated development, St Georges Fields, W2. Arranged over two levels, the property consists of an open plan kitchen / reception room on the ground floor which leads onto a private patio overlooking the communal gardens. On the first floor is a family bathroom and two bedrooms both with in-built storage.

The flat has an East facing aspect and is located at the Southern part of the development, with little foot traffic passed it and quick access to Hyde Park through the well-maintained communal gardens. An allocated underground parking space comes with the property and it benefits from an on-site office & caretaker.

St Georges Fields is ideally located just moments from the open green spaces of Hyde Park and in the heart of Connaught Village. Transport links are close by with Marble Arch, Paddington & Lancaster Gate stations all a short distance away.

- 646 Sq ft
- Share of The Freehold
- Underground Parking Space
- Gated Development
- Private Patio
- Communal Gardens
- Moments From Hyde Park
- East Facing

Asking Price £850,000

Energy Efficiency Rating		
Low energy efficient - lower running costs	Current	Potential
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold 157 years 10 months  
**Service Charge:** £4061 per annum  
**Ground Rent:** £0  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

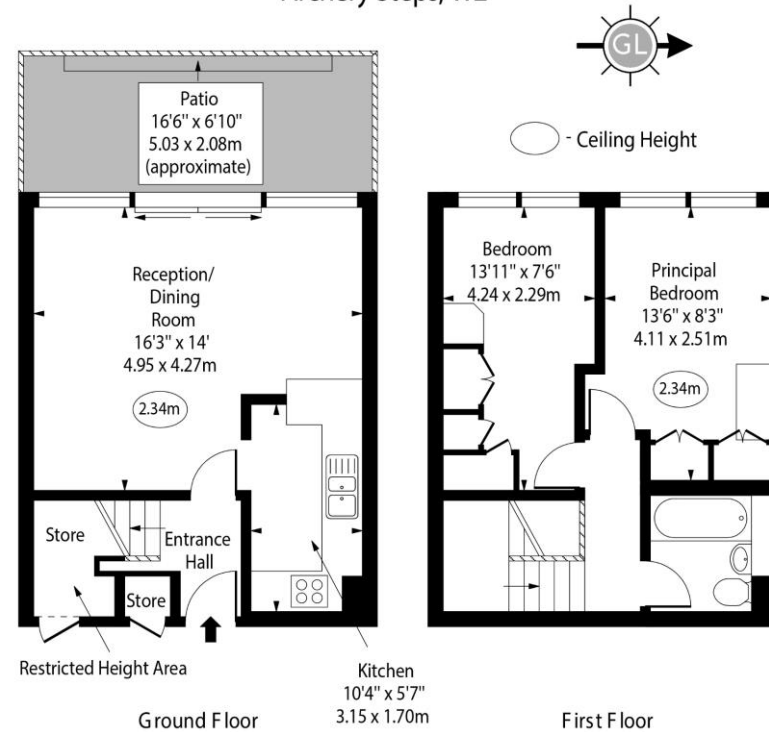
40 Connaught Street  
 London  
 W2 2AB

sales.hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk

## Archery Steps, W2



Approx Gross Internal Area 646 Sq Ft - 60.01 Sq M

Approx. Floor Area Including Restricted Heights 674 Sq Ft - 62.61 Sq M  
(Including Stores)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
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