



Hyde Park Street

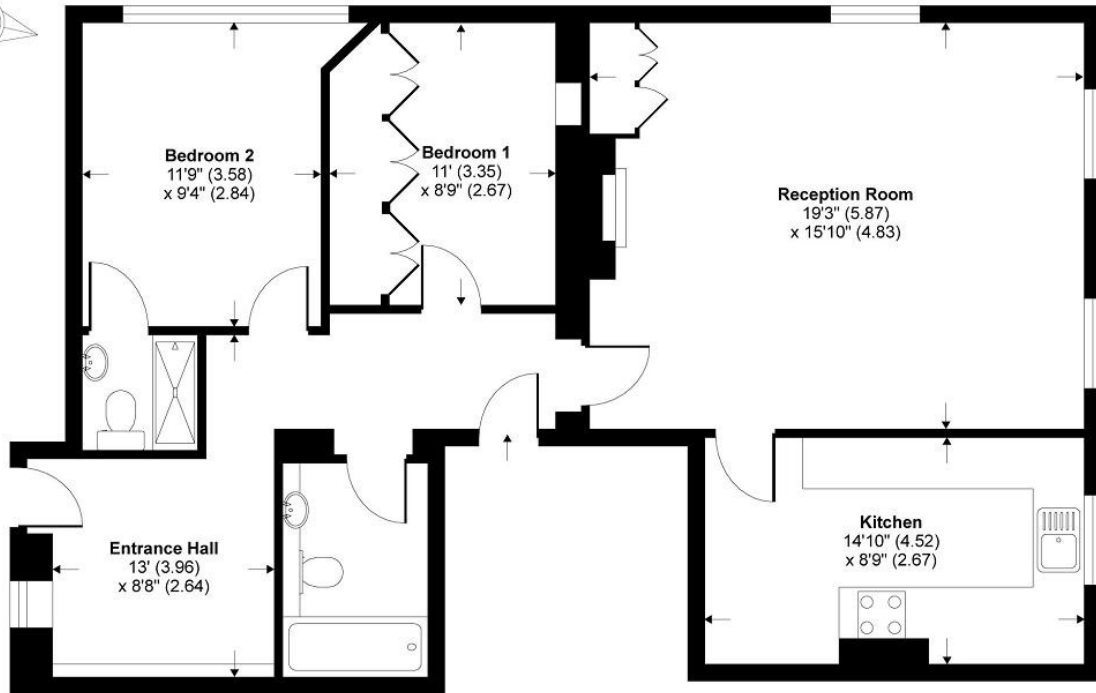
Hyde Park, W2

Offers In Excess Of £1,100,000

Discover this exceptional 2-bedroom, 2-bathroom flat in a historic stucco building, once the residence of WH Smith. With approximately 896 sqft of living space, this stylish property offers captivating views of Hyde Park. Situated near Hyde Park, Paddington Station, and Connaught Village, this flat combines modern comfort with a touch of history

CHESTERTONS

Hyde Park Street, London W2



THIRD FLOOR

TOTAL GROSS INTERNAL FLOOR AREA 896 SQFT / 83.2 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chesterton Humberts and no guarantee as to their operating ability or their efficiency can be given.

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Tenure: Share of Freehold with 979 years 9 months Lease

Service Charge: Approximately £8,000 per annum

Ground Rent: None

Local Authority: Westminster City Council

Council Tax Band: G

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

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