



Hyde Park Square
Hyde Park, W2

CHESTERTONS





This elegant 1st-floor flat, nestled within a distinguished Georgian terrace on Hyde Park Square, London, W2, exudes sophistication and charm.

The exterior of the building has recently undergone a tasteful renovation, showcasing a timeless aesthetic. As you enter the property, you are greeted by the grandeur of high ceilings and period features, complemented by the warmth of wood floors. The living space is illuminated by three expansive French doors that open onto a delightful balcony, providing enchanting green views of the communal gardens of Hyde Park Square. Additionally, a large south-facing roof terrace beckons residents to bask in the sunlight. The mezzanine level offers a versatile space, ideal for accommodating overnight guests.

Convenience is further enhanced by a lift in the building, ensuring accessibility. Situated in proximity to Connaught Village, Hyde Park, and Paddington Station, this property seamlessly combines classical aesthetics with modern comfort, epitomizing luxurious London living.

- 1st Floor with Lift
- High Ceilings
- South Facing Roof Terrace
- Green Views
- Private Communal Gardens
- 1 Bed – 1 Bath
- Long Lease
- Close to Hyde Park
- Close to Paddington Station

£1,350,000 Asking Price

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D	68	69
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 151 Years (28/09/2175)

Service Charge: +/- £4500 per annum

Ground Rent: None

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

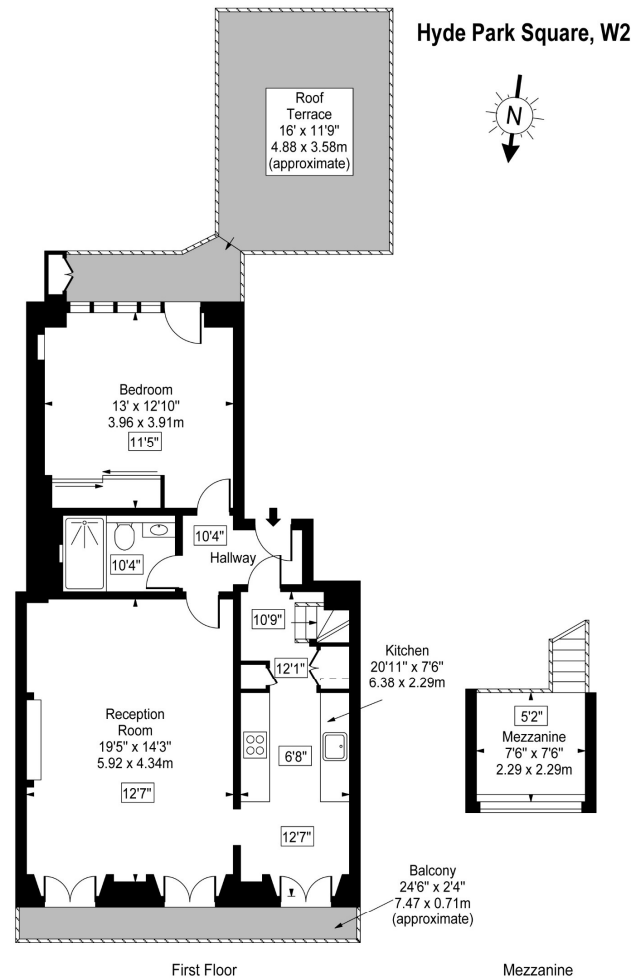
London

W2 2AB

sales.hydepark@chestertons.com

020 7298 5900

chestertons.com



Approx Gross Internal Area **780 Sq Ft - 72.46 Sq M**
(Including Mezzanine)

Approx Gross Internal Area **724 Sq Ft - 67.26 Sq M**
(Excluding Mezzanine)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 006009.1J

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

