



West Rise
St Georges Fields, W2





Situated within a popular gated development in a central location, this first-floor one-bedroom apartment offers a comfortable and convenient living space. Benefiting from a daytime porter, residents can enjoy added security and assistance as needed. The property also features well-maintained communal gardens, providing a peaceful retreat within the urban environment. With the added convenience of private secure underground parking, this apartment presents a practical choice for urban dwellers. The layout includes a double bedroom, a bright south-facing reception area, a fitted kitchen, and a bathroom. Located a short distance from Connaught Village, Lancaster Gate, Marble Arch, and Hyde Park, residents have easy access to local amenities and green spaces.

- First Floor (with lift)
- Bright one bedroom apartment
- Set within a private gated development
- Marble Arch Station & Hyde Park nearby
- Secure Underground Parking

Asking Price £475,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Tenure: Share of Freehold 156 years 9 months
Service Charge: £2051.60
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: D

Chestertons Hyde Park & Marylebone Sales

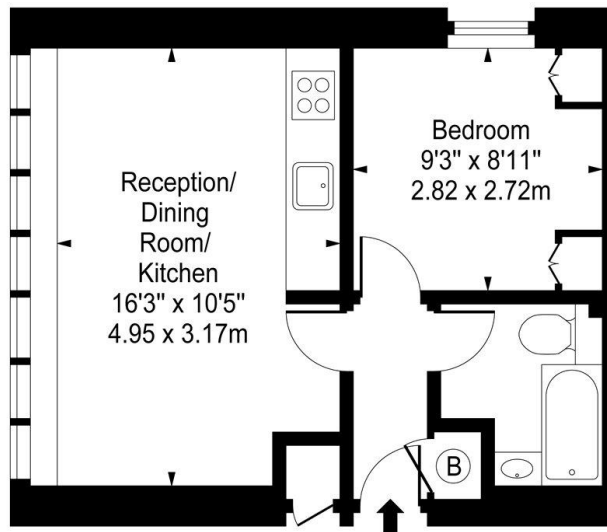
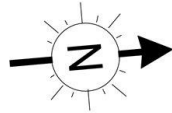
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St. George's Fields, W2**



First Floor

Approx Gross Internal Area 342 Sq Ft - 31.77 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 005456K

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