



Raynham  
Norfolk Crescent, W2

CHESTERTONS





Nestled within a prestigious portered block, this lateral apartment on the 12th floor offers a seamless blend of elegance and convenience. Boasting step-free access via a lift, this 1627 sqft residence presents a unique opportunity. Currently configured as a generously proportioned 2-3 bed apartment, its original layout was that of a 4 bed, providing prospective owners the flexibility to reimagine its space according to their needs. From its vantage point, breath-taking views of Hyde Park and beyond unfold, enhancing the allure of the property. A spacious reception room invites relaxation and entertaining, complemented by a separate dining area for intimate gatherings. With proximity to both Hyde Park and Paddington Station, convenience meets luxury in this exceptional offering.

- Porter & Lift
- Step Free Access
- 3 Bedrooms
- Views of Hyde Park
- 1627 Sqft
- Lateral Living
- Separate Dining Room
- Close to Hyde Park
- Close to Paddington Station

Asking Price £2,250,000

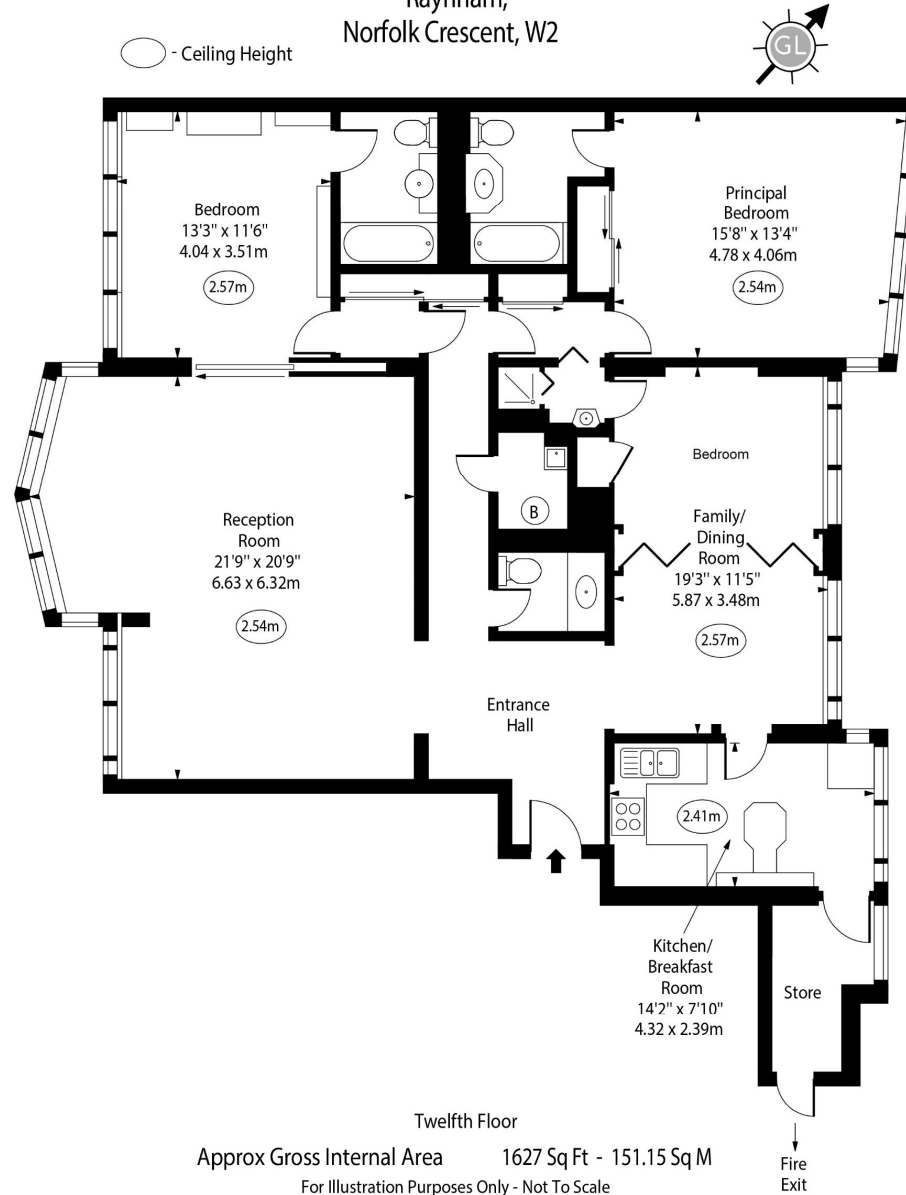
Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold 151 years 8 months (24/12/2175)  
**Service Charge:** £14141 including sinking fund contribution of £895  
**Ground Rent:** £300  
**Local Authority:** City of Westminster  
**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

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Twelfth Floor

Approx Gross Internal Area 1627 Sq Ft - 151.15 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023698M

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