



Hyde Park Square  
Hyde Park, W2

CHESTERTONS









Nestled in a distinguished period stucco building on Hyde Park Square and adorned with two elegant turrets, this penthouse epitomizes refined living. Spanning an impressive 2,325 square feet, the residence features three ensuite bedrooms and a guest WC, ensuring ample space and privacy. The dual aspect reception-dining room offers a grand setting for entertaining, complemented by a sleek kitchen equipped with premium Gaggenau appliances. The flat boasts air-conditioning throughout and rich wood floors, enhanced by abundant natural light from multiple skylights. Residents enjoy serene green views of Hyde Park Square and Gloucester Square gardens, with exclusive access to both. The building itself is meticulously maintained, featuring a porter and two lifts, presenting an inviting façade both inside and out.

- 2325 sq.ft. Penthouse
- Three Ensuite Bedrooms
- Porter and Lift
- Air-Conditioning
- Spacious Dual Aspect Reception
- Naturally Well Lit
- Wood-Floors
- Storage Vault
- Gaggenau Kitchen Appliances
- Communal Garden
- Close to Hyde Park
- Close to Paddington Station

Asking Price £4,500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	55	61
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold. 980 years remaining with a share of freehold.  
**Service Charge:** £23,121 per annum (plus a £12,576 reserve fund contribution)  
**Ground Rent:** 0  
**Local Authority:** City of Westminster  
**Council Tax Band:** H

*Chestertons Hyde Park & Marylebone Sales*

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