



Hyde Park Square
Hyde Park, W2





This 3-bedroom, 3-bathroom penthouse spans 2,148 sq ft and offers an impressive blend of space, style, and premium amenities. Set within a prestigious portered building on Hyde Park Square, the property features a dramatic vaulted ceiling and stunning southerly views overlooking the manicured communal gardens, extending to the skyline beyond. Residents enjoy exclusive access to the private gardens and benefit from a secure private parking space. The penthouse is highlighted by a generous 585 sq ft roof terrace, perfect for alfresco entertaining. Each bedroom comes with its own ensuite, complemented by an additional guest restroom. The expansive living space includes a welcoming reception room, separate dining room, second reception room, and a large dine-in kitchen, providing ample room for both everyday living and sophisticated entertaining. Hyde Park Square is one of London's most desirable garden squares, located just north of Hyde Park and within close proximity to Paddington Station. The area is also a short stroll from the charming Connaught Village, known for its unique selection of boutique shops, cafés, restaurants, and pubs.

- 3 bed, 3 bath
- 2,148 sq ft
- Vaulted ceilings
- Southerly garden views
- Portered building with lift
- 585 sq ft terrace
- Secure private parking
- Access to resident gardens
- All bedrooms ensuite
- Two reception rooms
- Separate dining room
- Close to Hyde Park and Paddington Station

Asking Price £3,650,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
72-80 C	73	76
63-71 D		
55-62 E		
47-54 F		
39-46 G		
31-38		
22-30		
13-21		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 59 years (08/02/2084)

Service Charge: £17576.34 per annum including Garage and Reserve Fund

Ground Rent: £250 rising to £1000 per annum

Local Authority: City Of Westminster

Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

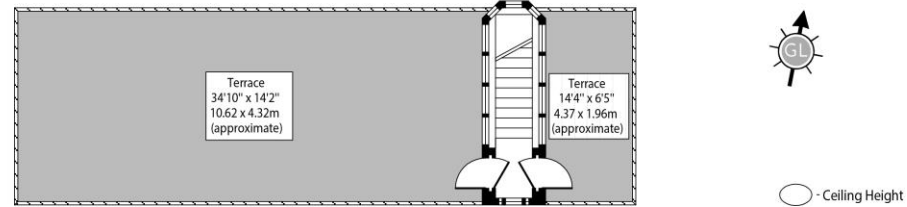
W2 2AB

hydepark@chestertons.co.uk

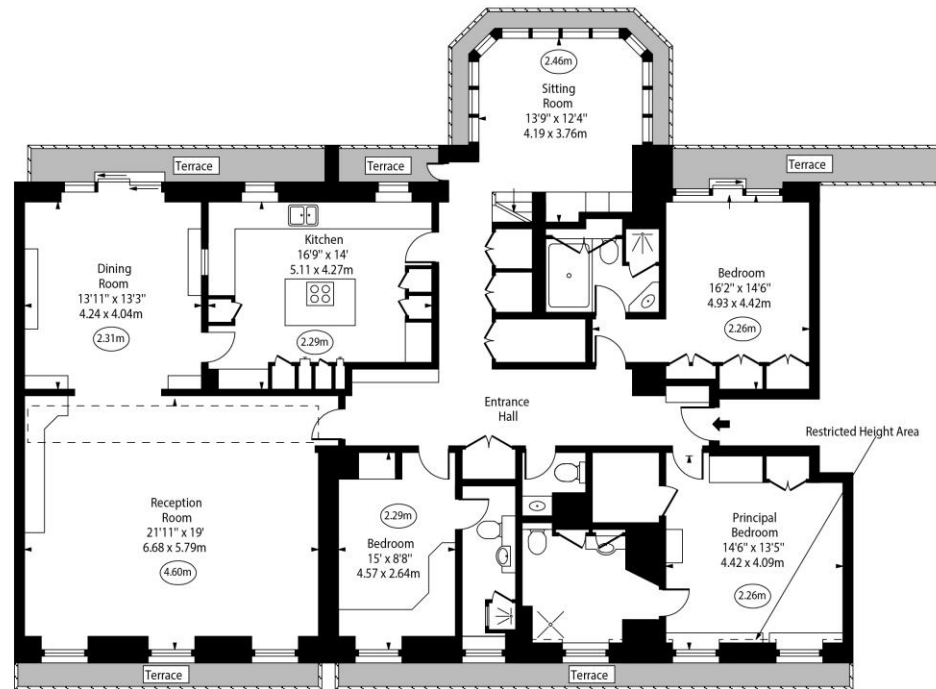
020 7298 5900

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Fifth Floor



Fourth Floor

Approx Gross Internal Area 2142 Sq Ft - 199.00 Sq M
 Approx. Floor Area Including Restricted Heights 2148 Sq Ft - 199.55 Sq M
 (Including Eaves Storage)
 Approx Terrace Area 585 Sq Ft - 54.35 Sq M

For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
 Ref. No. 019450M

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