



Archery Steps
St. Georges Fields, W2

CHESTERTONS





This exceptional three-bedroom property offers a rare blend of space, style, and convenience. Originally two separate apartments, it has been expertly combined by the current owners to create a large, contemporary home. The property features two bathrooms, two private terraces, two allocated parking spaces, a spacious reception area, a separate kitchen, and a share of the freehold.

Beyond the well-proportioned and light-filled interiors, the location is simply unbeatable. Just moments from both Hyde Park and Oxford Street, this home offers an enviable position in Central London. The property is set within St George's Fields, a secure, gated development often described as an "Oasis in Central London," thanks to its stunning 2.5 acres of private woodland gardens, which residents can enjoy exclusively.

With easy access to Marble Arch and Paddington stations, this is a rare opportunity to experience the best of city living in a tranquil, private setting.

-
- 5th floor
 - Lift
 - Two balconies
 - Access to communal gardens
 - Onsite property management
 - Two dedicated underground parking spaces

Asking Price £1,300,000

Tenure: Share of Freehold 155 years 9 months Expires (29/01/2181)

Service Charge: £6,860 P.A.

Ground Rent: £0

Local Authority: Westminster City Council

Council Tax Band: G

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

W2 2AB

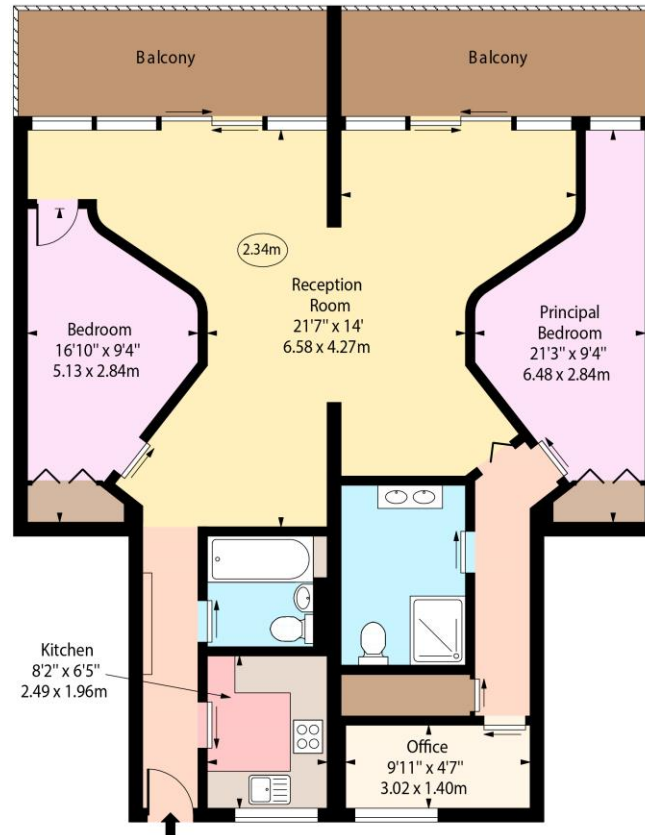
hydepark@chestertons.co.uk

020 7298 5900

[chestertons.co.uk](https://www.chestertons.co.uk)

Archery Steps,
St. Georges Fields, W2

○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 1037 Sq Ft - 96.34 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 027373E

Chesterton UK Services Limited 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 UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable