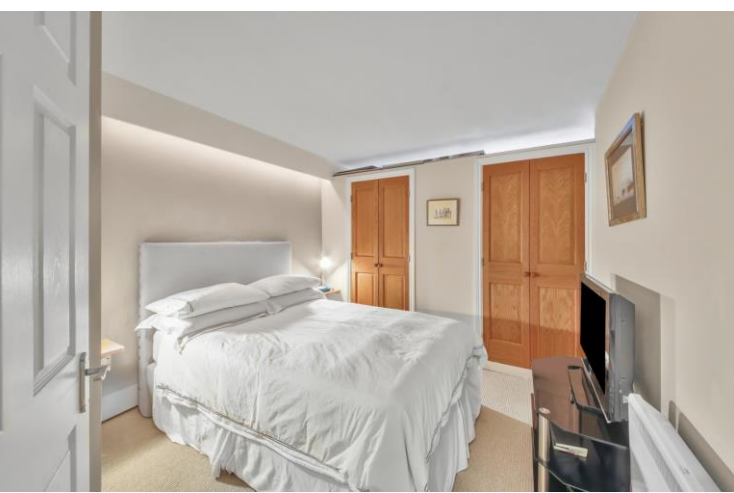




Kendal Steps
St. Georges Fields, W2





Situated on the third floor of a sought-after private gated development in St George's Fields, just off Albion Street and moments from Hyde Park, this beautifully presented one-bedroom apartment offers 463 sqft of bright, east-facing living space. The property features a modern kitchen, a spacious reception room that opens directly onto a large private roof terrace, ideal for entertaining or relaxing outdoors, a contemporary bathroom, and generous storage throughout. Residents benefit from lift access, a daytime porter, secure underground parking, and access to beautifully maintained private communal gardens. Perfectly positioned near Connaught Village, Paddington Station, and Marble Arch, this well-located flat makes an ideal pied-à-terre, rental investment, or first-time purchase.

- Third floor apartment
- 463 sq ft
- One double bedroom
- East-facing aspect
- Large private terrace
- Private communal gardens
- Lift access
- Daytime porter
- Underground parking
- Gated development
- Moments from Hyde Park
- Close to Connaught Village

Asking Price £550,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 155 years (29/01/2181)

Service Charge: £3201.16 per annum

Ground Rent: None

Local Authority: City of Westminster

Council Tax Band: E

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

W2 2AB

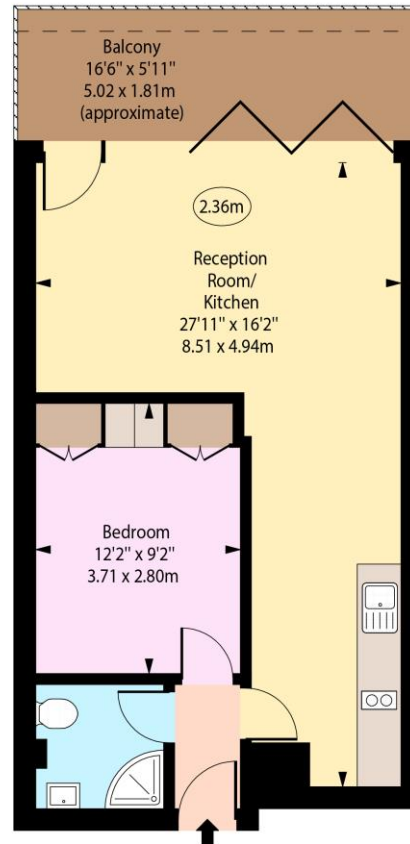
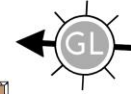
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○ - Ceiling Height



Third Floor

Approx Gross Internal Area 463 Sq Ft - 43.01 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 028311D

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