



Hyde Park Gardens
Hyde Park, W2

CHESTERTONS





Situated on the second floor of a gated development with lift access, this beautifully presented 924 sq ft south-facing apartment offers panoramic views over Hyde Park and beyond. Located in the sought-after Hyde Park Gardens, the property boasts high ceilings, three large south-facing sash windows, and excellent natural light throughout. Features include a modern kitchen, spacious reception room, an en suite principal bedroom, a private balcony, portage, and access to private communal gardens. Additional benefits include a separate storage vault, gated off-street parking, and a day porter. Perfectly positioned opposite Hyde Park and within easy reach of Paddington Station, Connaught Village, and the West End, this is a rare opportunity to acquire a bright and elegant home in one of London's most prestigious addresses.

- 2nd floor with lift
- South-facing 2 bed
- 924 sq ft
- Panoramic Hyde Park views
- High ceilings
- Large sash windows
- Balcony & Private Communal Gardens
- Excellent natural light
- Gated Development with on-site Porter
- Off-street gated parking & separate storage vault
- Opposite Hyde Park
- Near Paddington Station & Connaught Village

Asking Price £2,295,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 977 years 11 months (24/06/3003)

Service Charge: £10,517 per annum (Includes hotwater, heating, porter, garden and storage vault.)

Ground Rent: None

Local Authority: City Of Westminster

Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

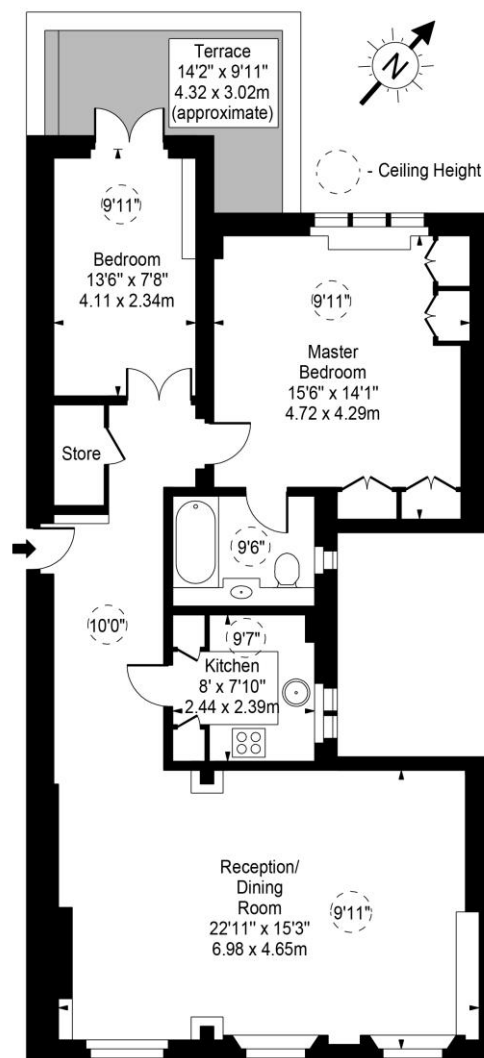
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Second Floor

Approx Gross Internal Area **924 Sq Ft - 85.84 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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