



Raynham  
Norfolk Crescent, W2









Situated on the ninth floor of the sought-after Raynham building on Norfolk Crescent, W2, this well-presented lateral apartment offers 1,555 sq ft of thoughtfully arranged living space. Boasting four generously sized bedrooms and a spacious south-west facing reception-dining room, the property is flooded with natural light through large windows that frame impressive open views. The apartment benefits from lift access, a porter, and access to beautifully maintained private communal gardens. Ideally located near Connaught Village, Hyde Park, and Paddington Station, this home combines tranquillity and convenience in one of central London's most desirable areas.

- 4 double bedrooms
- 1,555 sq ft
- Ninth floor position
- South-west facing aspect
- Lateral apartment layout
- Large bright windows
- Far-reaching open views
- Porter and lift
- Private communal gardens
- Well presented throughout
- Near Connaught Village
- Close to Hyde Park

Asking Price £2,400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold with 978 Year Lease (22/10/3003)  
**Service Charge:** £15,286 including reserve fund contributions  
**Ground Rent:** None  
**Local Authority:** City of Westminster  
**Council Tax Band:** H

*Chestertons Hyde Park & Marylebone Sales*

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Approx Gross Internal Area 1555 Sq Ft - 144.46 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. Not To Scale.  
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