



Hyde Park Gardens
Hyde Park, W2

CHESTERTONS





A 2nd floor (with lift) south facing 924 sqft 2 bed apartment with panoramic views of Hyde Park and beyond.

Furthermore, the property has high ceilings, 3 large south facing sash windows, a roof terrace, modern kitchen, ensuite bathroom, great natural light through, portorage, a separate storage vault, gated parking and private communal gardens.

It is located opposite Hyde Park and close to Paddington Station, Connaught Village and The West End.

- 2 Bed
- 924 Sqft
- South Facing
- High Ceilings
- Roof Terrace
- Porter and Lift
- Private Gated Parking and Storage Vault
- Private Communal Garden
- 3 South Facing Sash Windows
- Hyde Park Views
- Close to Paddington Station and Connaught Village
- Opposite Hyde Park

Asking Price £2,350,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 980 years 11 months (expires 24/06/3003)

Service Charge: £8,578.56 per annum (Hotwater, heating, garden and storage vault included)

Ground Rent: Peppercorn

Local Authority: Westminster

Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

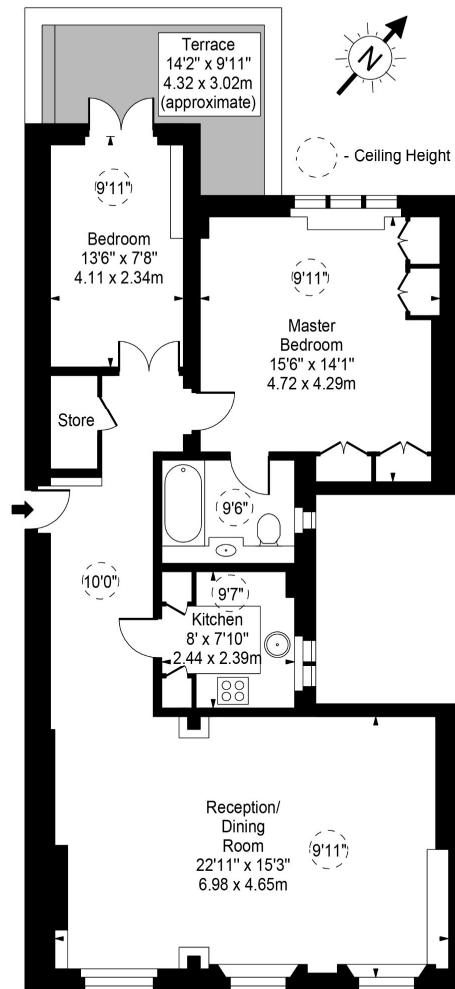
W2 2AB

sales.hydepark@chestertons.com

020 7298 5900

chestertons.com

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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

Ref. No. 011649J

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