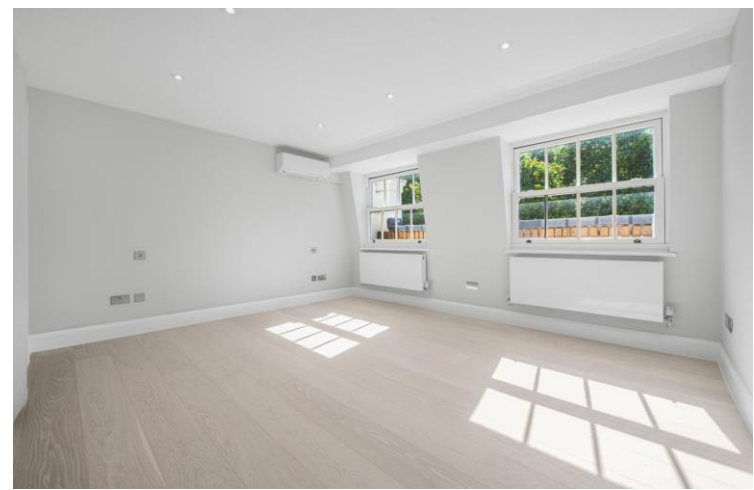
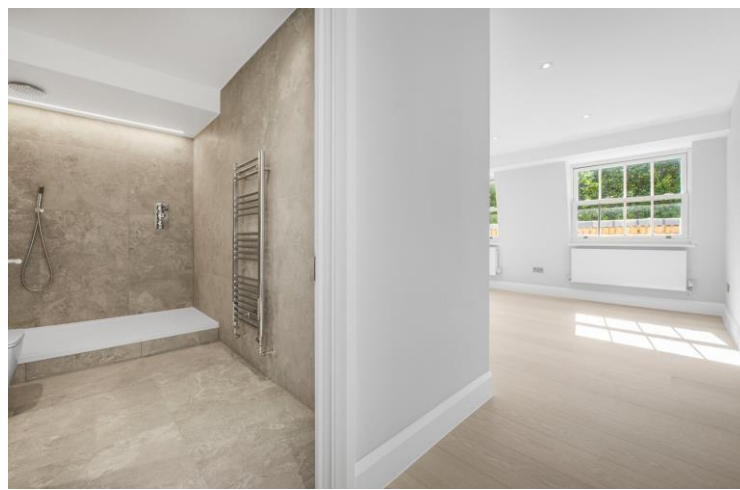




Hyde Park Square  
Hyde Park, W2





A beautifully refurbished, south-facing lateral apartment of approximately 1,854 sq ft, set within a distinguished Grade II Listed period terrace. This elegant four-bedroom residence occupies the fourth floor and is serviced by two passenger lifts. The building itself has recently undergone a complete refurbishment of the communal areas, enhancing its charm and appeal.

The apartment offers four generously proportioned bedrooms and four bathrooms, complemented by sleek wood flooring and exceptional natural light throughout. Residents benefit from picturesque views, access to tranquil private communal gardens, as well as the rare advantage of a long lease and a share of the freehold.

Hyde Park Square enjoys a prime location, moments from the boutique shops and cafés of Connaught Village, the open green spaces of Hyde Park, and excellent transport connections at Paddington Station, with the West End also within easy reach.

- High specification refurbishment
- Brand new kitchen
- Four Bedrooms and four Bathrooms
- Air conditioning
- Access to two Gardens Squares
- Porter

### £9,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

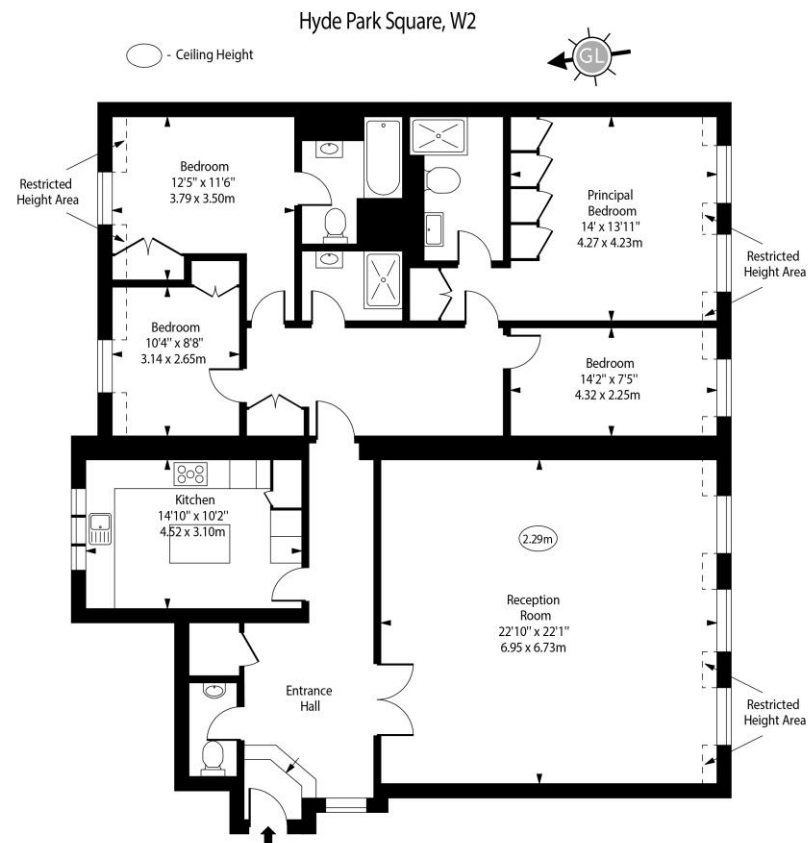
Energy Efficiency Rating		
Energy efficiency class (lower is better)	Current	Potential
A (94-100)		
B (81-93)		
C (69-80)	77	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Minimum Term:** 12 months  
**Deposit Required:** Six weeks  
**Local Authority:** Westminster  
**Council Tax Band:** G  
**EPC Rating:** C  
**Unfurnished**

### Chestertons Hyde Park & Marylebone Lettings

40 Connaught Street  
 Hyde Park & Marylebone  
 London  
 W2 2AB

[hydeparklettingsusers@chestertons.co.uk](mailto:hydeparklettingsusers@chestertons.co.uk)  
 02072985950



Approx Gross Internal Area 1816 Sq Ft - 168.71 Sq M

Approx. Floor Area Including Restricted Heights 1854 Sq Ft - 172.24 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.  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 029113A

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