

Connaught Square, Hyde Park W2



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This elegant Grade II listed Georgian house features beautiful views and access to the gated private communal gardens of Connaught Square. The house offers excellent living accommodation throughout and has an abundance of period features including high ceilings and beautiful cornicing to the principal rooms.

Through the grand entrance hall is the spacious dining room with double doors leading to the contemporary kitchen. The raised ground floor further comprises a home office and pretty terrace. The spacious dual aspect reception room on the first floor has double height windows overlooking the square.



Guide price: £6,850,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H









The principal bedroom suite with stunning views over the trees has a dressing room and bathroom. The house offers four additional bedrooms and bathrooms throughout and a spacious reception room on the lower ground floor offering further flexible space.

The house further benefits from several outdoor areas including a south west facing balcony overlooking the garden square and external vaults which provide a utility room and additional storage space.





Location

Connaught Square, one of London's most desirable garden squares, is situated in the heart of Connaught Village and is ideally located for the transport links at Marble Arch underground station (Central Line) and the internationally renowned shops of Bond Street and the West End. The beautiful open spaces of Hyde Park and the wonderful shops, restaurants and cafes of Connaught Village are within close proximity.

Connaught Square is perfectly situated for Heathrow Express and the Elizabeth Line at Paddington station which offers faster journey times across London, into the City and towards Canary Wharf.



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Approximate Area = 331.7 sq m / 3570 sq ft (Excluding Mezzanine)

Storage = 9.7 sq m / 104 sq ft

Mezzanine = 4.2 sq m / 45 sq ft

Total = 345 sq m / 3719 sq ft

Including Limited Use Area (6.9 sq m / 74 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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