



Kendal Street, Hyde Park **W2**

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A charming Grade II Listed period townhouse for sale in the heart of Connaught Village. This house exudes character and has been renovated to a high standard throughout with particular attention to detail in celebrating traditional features with wooden shutters, decorative cornicing, panelling and feature fireplaces in the two reception rooms.

The new kitchen has been meticulously designed with solid oak finish, ample storage, range cooker and window seating to create a wonderful social hub in the home. The two double bedrooms both enjoy their own newly decorated shower rooms.

The house further benefits from a utility room and external vaults for additional storage.



EPC
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Guide price: £2,500,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: G





Location

Ideally located for excellent transport connections including the Elizabeth Line, National Rail and Heathrow Express. Local underground stations include access to the Central, Bakerloo, Circle, District and Hammersmith & City lines.

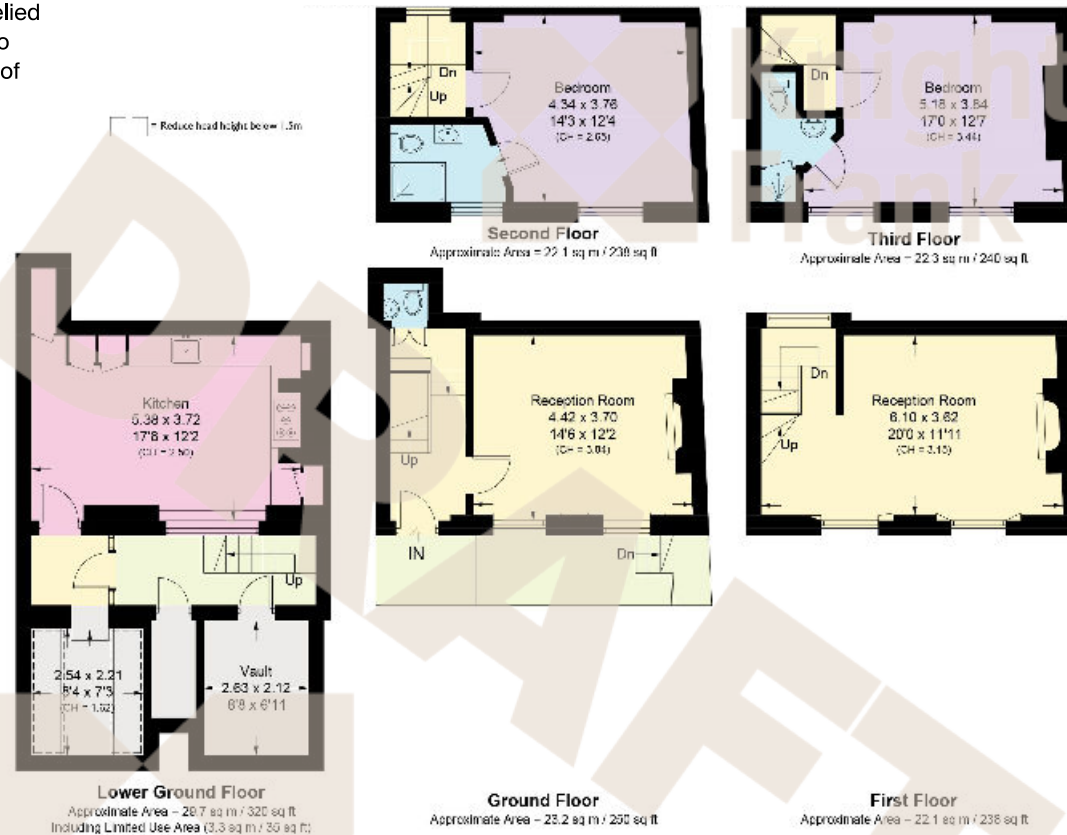
Kendal Street runs parallel to Connaught Street which offers a lovely selection of cafes and independent shops, and is well located for easy access to Hyde Park and the West End.





Approximate Gross Internal Floor Area 127.0 sq m / 1,368 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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Particulars dated February 2024. Photographs and videos dated February 2024.

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