

Praed Street, Hyde Park W2



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Internally the accommodation on offer briefly comprises; large dual aspect open-plan reception room with ample space for dining and a well-equipped kitchen that boasts plenty of storage cupboards and integrated appliances. Elsewhere three of the bedrooms have their own en suite facilities and built-in wardrobes while the fourth bedroom is a good sized single that would work well as a home office and there is a further guest cloakroom.

Further benefits to note include private terrace, underfloor heating, integrated sound system, lift access and available by separate negotiation it is possible to rent a secure parking space.



Guide price: £1,700,000

Tenure: Leasehold: approximately 130 years remaining

Service charge: £2,900 per annum, reviewed every year, next review due 2025

Ground rent: £250 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: F

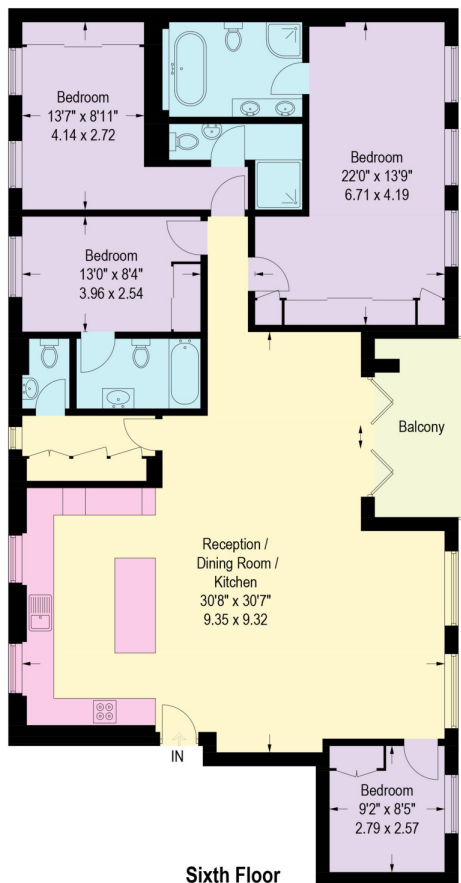






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Approximate Gross Internal Area = 1605 sq ft / 149.11 sq m



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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