

Craven Hill Gardens, W2



Craven Hill Gardens, Hyde Park W2

Located on the corner of an attractive stucco fronted building, this grand two bedroom apartment has been recently refurbished throughout to an exceptional standard and offers bright living spaces with very high ceilings. Comprising a south facing reception room, bespoke kitchen, two large bedrooms both with en suite bathrooms and walk in wardrobes. There is a guest WC and cleverly designed storage spaces.



Guide price: £2,500,000

Tenure: Leasehold: approximately 146 years remaining

Service charge: £3,600 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G







Location

Situated in a landscaped garden square, Craven Hill Gardens is within close proximity to Hyde Park and Kensington Gardens. Nearby transport connections include the central line at Lancaster Gate and Queensway and Paddington with the Elizabeth line, National Rail, Heathrow Express and numerous underground lines.



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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.



Ground Floor

Approximate Gross Internal Floor Area : 1304 sq ft / 121.1 sq m
Illustration for identification purposes only, measurements are approximate, not to scale.

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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 April 2024. Photographs and videos dated April 2024.

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