



Craven Hill, Hyde Park **W2**

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Located within a smart Grade II listed period conversion, this one bedroomed raised ground floor apartment offers good sized living in a great location, moments from the open space of Hyde Park.

The property boasts a spacious reception room with ample dining and entertaining space, stunning period features, feature fireplace and generous ceiling height. Elsewhere there is a double bedroom with plenty of built-in wardrobes, family bathroom and galley style kitchen with a great range of cabinets and integrated appliances and from here there is direct access to the well maintained residents communal garden.



Guide price: £650,000

Tenure: Leasehold: approximately 58 years remaining

Service charge: £1,970 per annum plus £1,400 for reserve fund, reviewed every year, next review date 2025

Ground rent: £200 per annum, reviewed every 33 years, next review due 2057

Local authority: City of Westminster

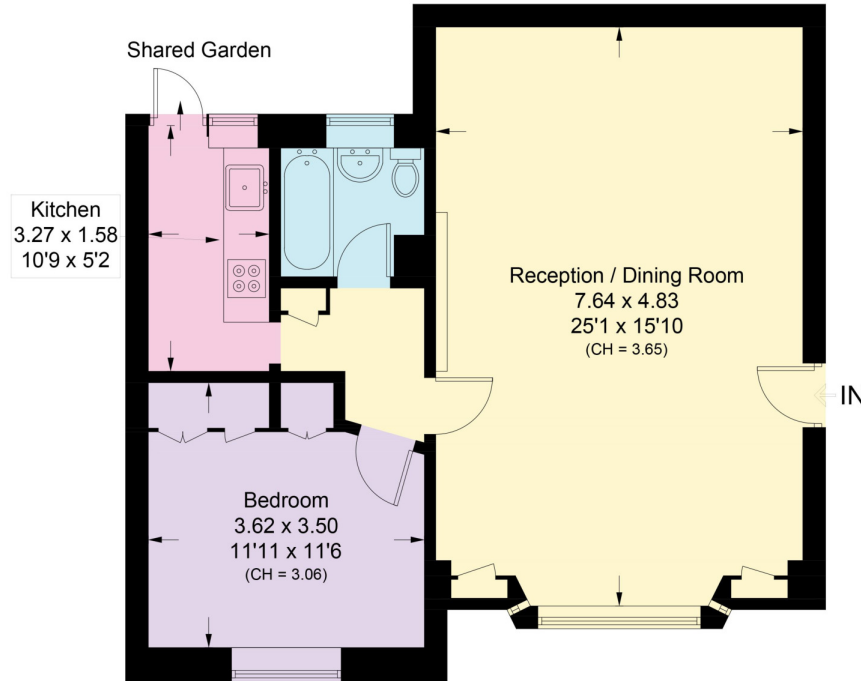
Council tax band: A





Craven Hill, W2

Approximate Area = 63.7 sq m / 686 sq ft
Including Limited Use Area = 0.2 sq m / 2 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.

Ground Floor

Approximate Area = 63.7 sq m / 686 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)

Knight Frank

Hyde Park

1 Craven Terrace

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I would be delighted to tell you more

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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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