



Hyde Park Estate, London W2

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Located on the prestigious Hyde Park Estate, this is a well-presented, recently refurbished, larger type raised ground floor three bedroom apartment measuring approximately 125.3 sq. m. (1349 sq. ft.).

The property comprises of a sizeable reception room with ample space for dining and a separate fitted kitchen with ample workspace, fitted cabinets and integrated appliances. Accessed from the main hallway, a great principal bedroom with fitted wardrobes and an en suite shower room, second bedroom with fitted wardrobes, third bedroom or study and contemporary family shower room.



Guide price: £1,500,000

Tenure: Leasehold: approximately 151 years remaining

Service charge: £11,348 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H





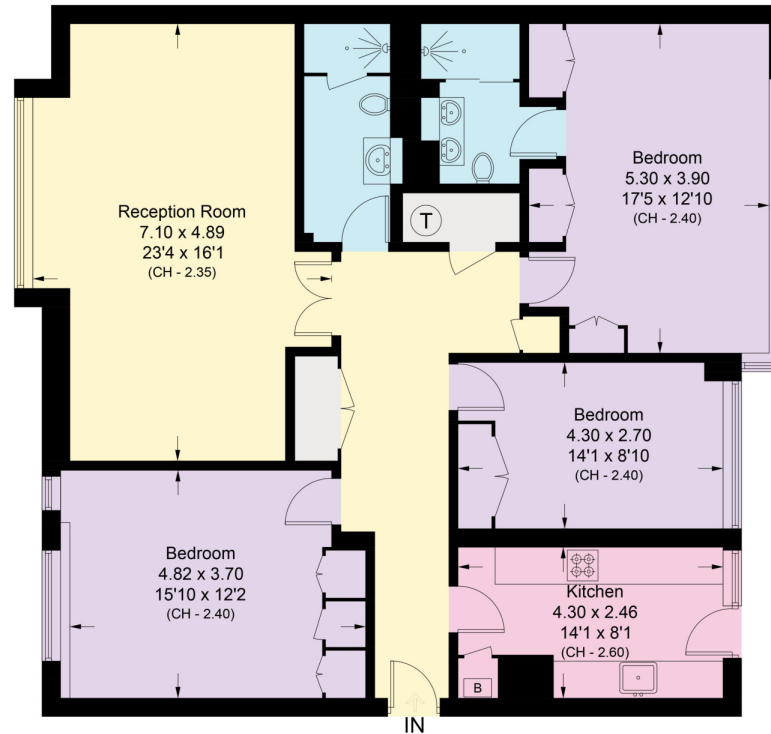
The Quadrangle is a gated development and features a communal garden and concierge. This apartment is ideally situated with garden views from both back and front and onsite parking can be rented via separate negotiation. This is a gated development and features a communal garden and 24 hour concierge service.

The building is located on the prestigious Hyde Park Estate, offering easy access to the beautiful open spaces of Hyde Park and the boutique shops and restaurants of Connaught Village and Marylebone. Nearest stations include Marble Arch (Central line), Paddington mainline (Network Rail, Heathrow Express), Elizabeth line and underground (Hammersmith & City, Circle, Bakerloo and District lines) and Edgware Road (Bakerloo line) are all within close proximity.



The Quadrangle, W2

Approximate Area = 125.3 sq m / 1349 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)



Ground Floor

Approximate Area = 125.3 sq m / 1349 sq ft
Including Limited Use Area (2.1 sq m / 23 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.

Knight Frank

Hyde Park

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London

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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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Particulars dated April 2024. Photographs and videos dated April 2024.

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