



Craven Hill Gardens, Hyde Park W2

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# Craven Hill Gardens, Hyde Park W2

Craven Hill Gardens is situated near the green open spaces of Hyde Park, cultural attractions, dining, and shopping experiences.

Local transport links include Bayswater (Circle and District lines), Lancaster Gate (Central line), Paddington mainline (Heathrow Express and Network Rail), and underground (Circle, District, Hammersmith & City, Bakerloo and Elizabeth lines) stations.



**Guide price:** £3,000,000

**Tenure:** Share of freehold plus leasehold, approximately 977 years remaining

**Service charge:** £6,807 per annum, reviewed every year, next review date 2025

**Local authority:** City of Westminster

**Council tax band:** G

## Property

Exquisite lateral, part duplex three bedroom, three bathroom bright apartment which expresses opulence and elegance, featuring air conditioning, two outdoor terraces and balconies measuring approximately 1475 sq. m. (1588 sq. ft.).

The lateral first floor of two blocks and a duplex split-level at the back of the apartment are accessed via a marble-clad foyer and modern lift leading to a private vestibule entrance. An incredible feature of the flat is a double reception room boasting a 3.7-meter-high ceiling and six large floor-to-ceiling south-facing windows overlooking the square, flooding the apartment with abundant natural light. The double reception room leads to the open-concept, well-equipped kitchen featuring a central island and breakfast bar, leading to a separate utility room.

The principal and second bedrooms benefit from spacious layouts and integrated wardrobe space. Each has large en suite bathrooms. The principal bedroom also benefits from having an additional separate free-standing shower.

The stairs lead up to the duplex split-level to a smaller but highly functional third bedroom, which can be used as a child's bedroom or equally perfectly utilized as an office or large walk-in wardrobe.

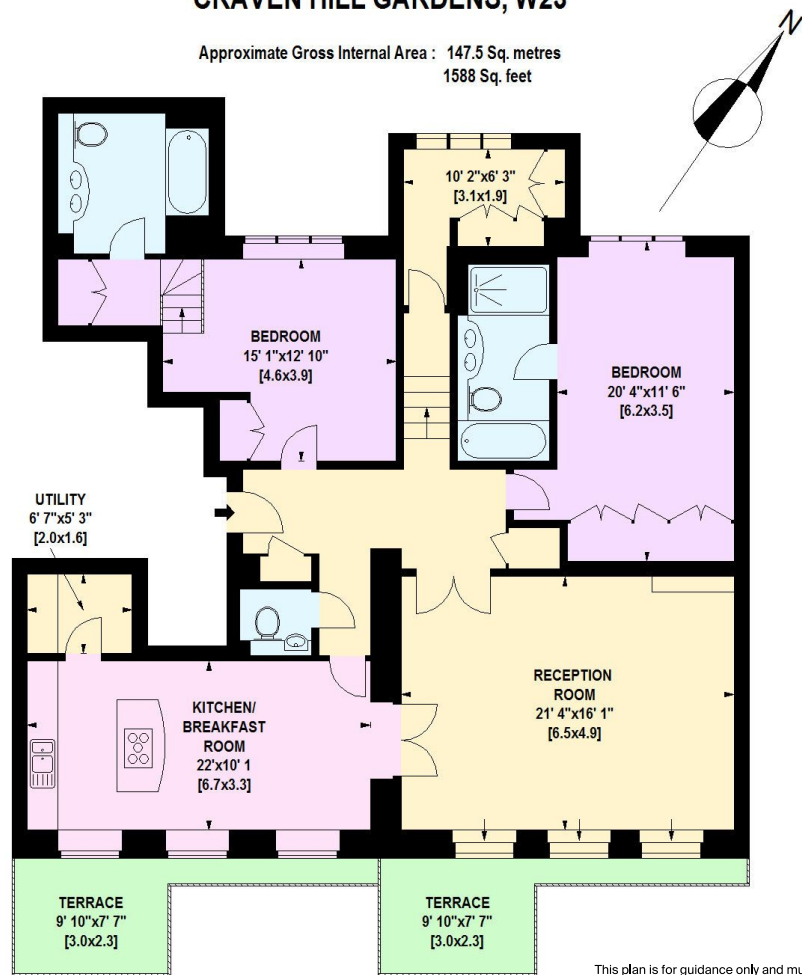
There is also a guest cloakroom, which is accessed via the hallway.





# CRAVEN HILL GARDENS, W23

Approximate Gross Internal Area : 147.5 Sq. metres  
1588 Sq. feet



FIRST FLOOR

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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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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