

Norfolk Crescent, Hyde Park W2



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Located on the third floor of this prestigious block, in the heart of the Hyde Park Estate, is this stylish lateral apartment. This bright apartment is situated in a well-maintained building with luxurious communal areas. Immaculately presented throughout, the apartment has a large hallway that leads through double doors to an extremely spacious reception room/dining room with a bay window allowing natural light to flood through the room and offering west facing views across the pretty communal gardens. The principal bedroom has built-in wardrobes and an en suite bathroom. There are two further bedrooms (one with en suite bathroom), a shower room, and a wonderful kitchen/breakfast room with integrated appliances.



Guide price: £3,000,000

Tenure: Share of freehold plus leasehold, approximately 979 years remaining

Service charge: £14,140 per annum, reviewed every year, next review due 2025 - Includes £895 PA for reserve fund

Local authority: City of Westminster

Council tax band: H

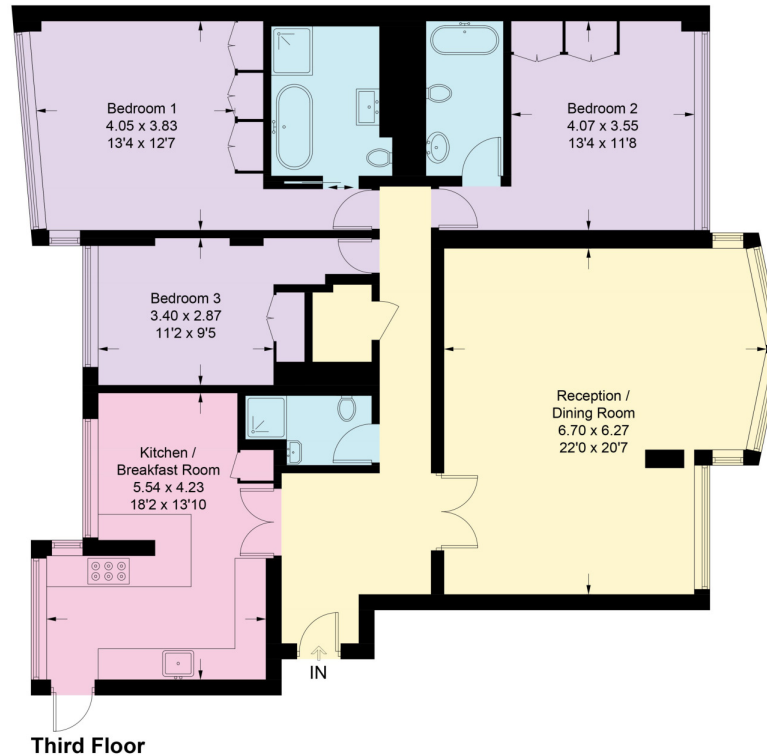






Raynham, Norfolk Crescent, W2

Approximate Gross Internal Area = 147.0 sq m / 1584 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.

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

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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 June 2026. Photographs and videos dated June 2026.

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