

Connaught Place, Hyde Park W2



Connaught Place, Hyde Park W2

A stunning first-floor, four bedroom apartment, situated in the highly sought-after address of Connaught Square with views overlooking Hyde Park.

The apartment has been meticulously designed throughout to the highest possible standard and specification, crafting a truly exceptional home. The apartment features incredible ceiling heights of over 4m throughout and benefits from lift access and portorage.



Guide price: £13,000,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £54,000 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H











With eight south facing floor to ceiling windows, the reception room / dining room enjoys an abundance of natural light and opens up onto a wonderful terrace overlooking The Royal Park, Hyde Park. The apartment further comprises a stunning modern kitchen with large marble island and top of the range appliances including wine fridge. The property further features a large principal bedroom suite with dressing room and freestanding bath tub, three additional bedroom suites, utility room, guest cloakroom, and on the mezzanine level sits a large cinema room. Located on the edge of Hyde Park, London's largest and most famous Royal Park, Connaught Place is situated in a highly sought-after London location, close to the extensive shopping and exclusive restaurants provided by Oxford Street and Connaught Village. Notting Hill, Mayfair and Knightsbridge are also close by.



Connaught Place, W2

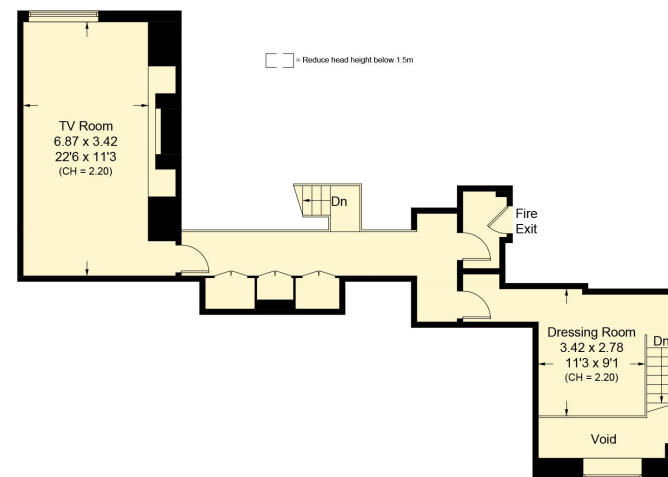
Approximate Area = 337.7 sq m / 3634 sq ft
(Excluding Void)
Including Limited Use Area (4.0 sq m / 43 sq ft)



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.



First Floor
Approximate Area = 275.4 sq m / 2964 sq ft
Including Limited Use Area (4.0 sq m / 43 sq ft)



Second Floor
Approximate Area = 62.3 sq m / 670 sq ft

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
knightfrank.co.uk

I would be delighted to tell you more
Marc Collier
020 3978 2464
marc.collier@knightfrank.com



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated September 2024. Photographs and videos dated September 2024.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.