

# Connaught Place, Hyde Park W2

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# 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 portage.



**Guide price:** £12,000,000

**Tenure:** Leasehold: approximately 988 years remaining

**Service charge:** £54,000 per annum, reviewed every year, next review date 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)

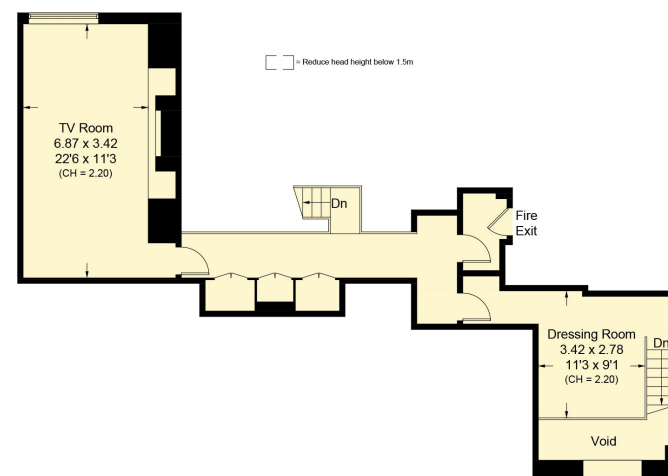


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## 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

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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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