



Leinster Gardens, Hyde Park W2

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# Leinster Gardens, Hyde Park W2

An excellent investment opportunity or London base, this second floor studio apartment with separate mezzanine sleeping area is conveniently located.

Positioned quietly to the rear of the building there is a private balcony accessed from the reception room, well equipped kitchen and a shower room. The sleeping platform is accessed via a bespoke staircase which also incorporates some clever storage solutions.



**Guide price:** £400,000

**Tenure:** Share of freehold plus leasehold, approximately 101 years remaining

**Service charge:** £1,386 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster


**Council tax band:** B



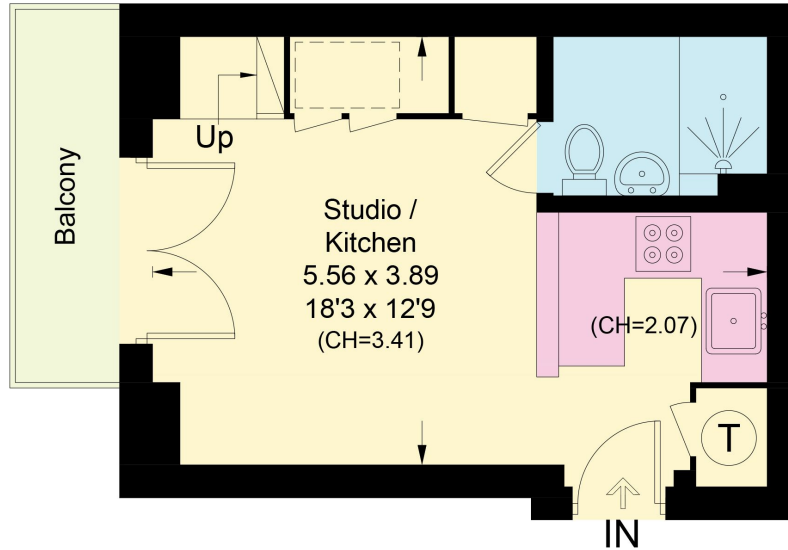
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Approximate Area = 32.7 sq m / 352 sq ft  
Including Limited Use Area (10.2 sq m / 109 sq ft)



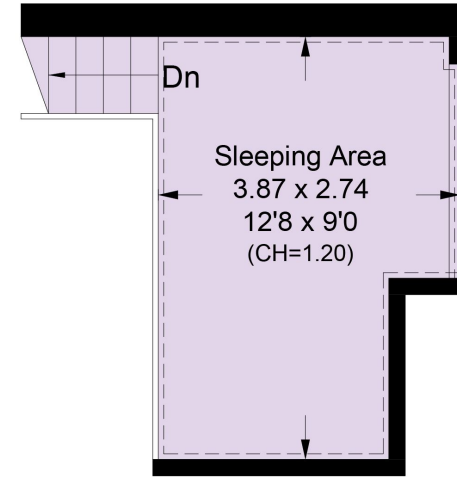
 = Reduce head height below 1.5m

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.



## Second Floor

Approximate Area = 22.4 sq m / 241 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



## Mezzanine

Approximate Area = 10.3 sq m / 111 sq ft  
Including Limited Use Area (9.5 sq m / 102 sq ft)

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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 September 2024. Photographs and videos dated September 2024.  
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