



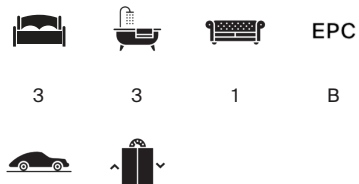
FREDERICK CLOSE

London W2



AN EXCLUSIVE REDEVELOPMENT

The Brassworks seamlessly blends Victorian architecture and modern high-specification features. Tucked away on a quiet cobbled street in the heart of Connaught Village.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 125 years remaining

Ground rent: £250 per annum, reviewed annually, next review 2026

Service charge: £16,000 per annum, reviewed annually, next review due 2026

Guide price: £3,000,000



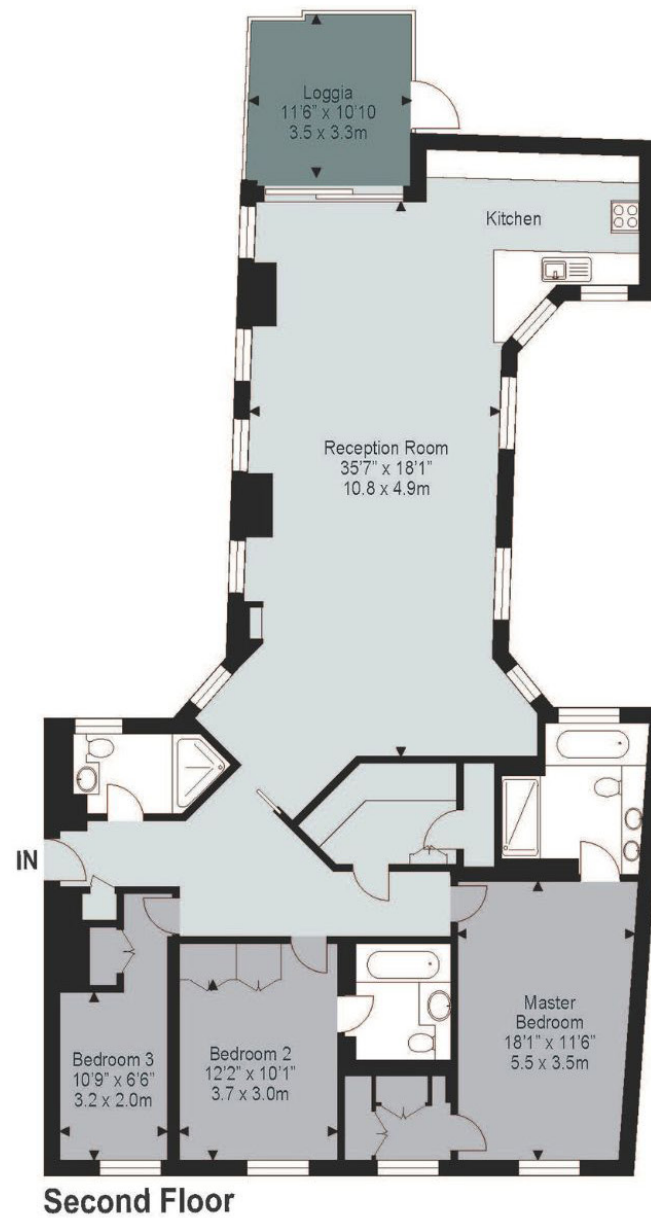
The apartment comprises an incredible, large triple aspect open plan reception room and well-equipped kitchen with access to a beautiful winter terrace and is flooded by natural light. The apartment benefits from air conditioning and underfloor heating throughout, a day porter/concierge located within the building, a passenger lift, and one private underground parking space.

Located on the peaceful Frederick Close, the boutique shops and restaurants of Connaught Village are close by with easy access to Hyde Park and Marble Arch. Local transportation links include Marble Arch Underground Station (Central Line), Paddington Underground Station (Bakerloo, Circle and District & Circle and Hammersmith Lines), Paddington Rail Station (Heathrow Express), and Edgware Road Underground Station (Circle and Hammersmith & City & Circle and District Lines).









Second Floor

Approximate Gross Internal Area = 158 sq m / 1,702 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Mark Ruffell
+44 20 3697 8234
mark.ruffell@knightfrank.com

Knight Frank Hyde Park
1 Craven Terrace
W2 3QD

knightfrank.co.uk

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