



#### HYDE PARK GARDENS

Hyde Park W2



## THREE-BEDROOM APARTMENT

Designed for refined living, the apartment boasts a spacious and light-filled reception room with high ceilings and stylish finishes, ideal for both entertaining and relaxation



Local Authority: City of Westminster Council Tax band: D Tenure: Share of Freehold plus leasehold, approximately 999 years remaining Service charge: £33,000 per annum, reviewed every year, next review 2026

Guide Price: £11,950,000



#### COZY RETREAT

A modern, fully equipped kitchen is thoughtfully designed with high-end appliances and sleek cabinetry. A guest clockroom on the ground floor adds further practicality.







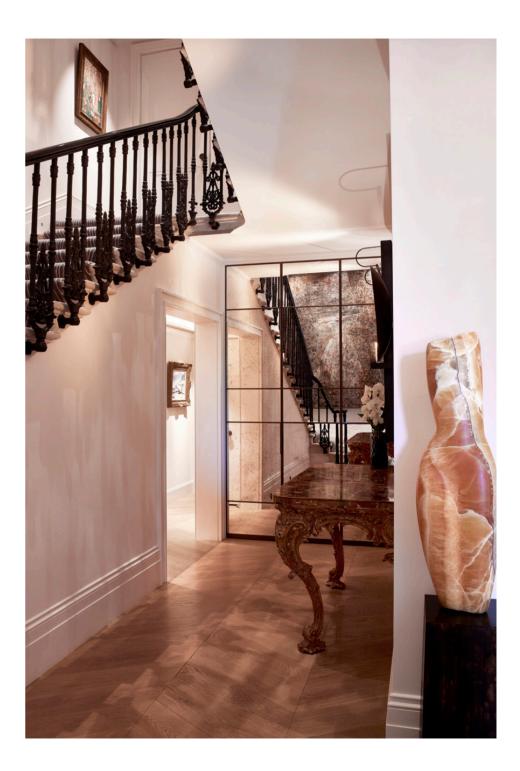
### 4.42 METER CEILING HEIGHT

The principal suite is particularly impressive, with 4.42 ceiling height, views over the communal gardens, a bespoke walk in wardrobe and a luxurious en-suite.



#### PRIVACY AND COMFORT

All three bedrooms are generously proportioned and feature en-suite bathrooms.







#### Hyde Park Gardens, W2



Approximate Gross Internal Area = 385.0 sq m / 4145 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.

Marc Collier +44 20 3978 2464 marc.collier@knightfrank.com Knight Frank Hyde Park 1 Craven Terrace W2 3QD

#### knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. Regulations or other consent has been property dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. 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 WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.