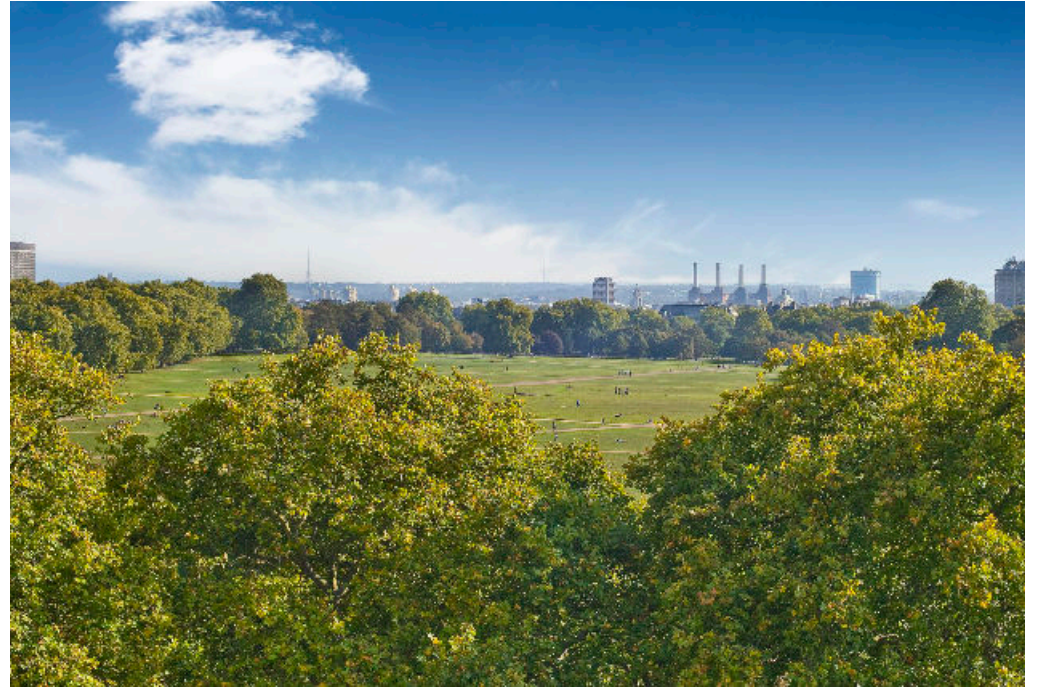


Connaught Place, Hyde Park W2







City of Westminster

Guide price
£9,995 per week



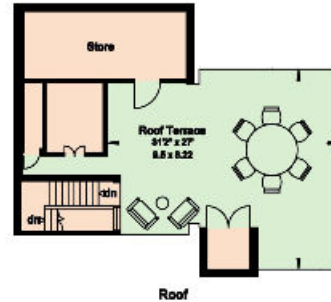
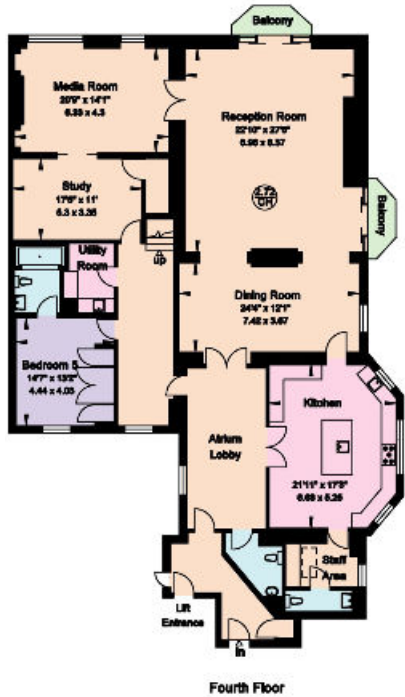
Occupying the top two floors of a Grade II listed building, featuring direct lift access and a spectacular roof terrace with wonderful views across Hyde Park.

The interior designed apartment is accessed from the fourth floor and opens into a large entrance hallway with feature atrium ceiling which sets the tone for this light and spacious penthouse. The space is designed to ensure that the flow of natural light into the apartment and the exceptional Hyde Park views have been maximised at all times, making for a naturally bright and welcoming family home.

The accommodation comprises entrance hall, atrium lobby, formal reception, dining room, kitchen, media room, study, powder room, staff area and WC, master bedroom with dressing room and en-suite bathroom, four guest bedrooms with en-suite bathrooms, roof terrace, utility room, storage room, comfort heating and cooling to all principal rooms, underfloor heating to all stone/ceramic floors and a Mercury lighting system.

Connaught Place is ideally situated moments from the open spaces of Hyde Park and the shops and restaurants of Oxford Street. Marble Arch, Lancaster Gate (Central Line) and Paddington (Heathrow Express) stations are all within close proximity.

Connaught Place, W2



Approximate Gross Internal Floor Area 6,219 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

Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees.

Knight Frank
Hyde Park
1 Craven Terrace
Hyde Park W2 3QD

I would be delighted to tell you more.

Guy Spencer

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knightfrank.co.uk



Connecting people & property, perfectly.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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 [november 2014]. Photographs and videos dated [november 2014].

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