



10 Hyde Park Square,
, W2

Asking Price £3,250,000, Leasehold

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Description

A wonderfully bright and spacious (2,441sqft / 226 sqm) third floor flat set in and overlooking the highly desirable Hyde Park Square. The south-facing reception room directly overlooks the gardens of Hyde Park Square. There are four spacious double bedrooms, each with their own en suite bathrooms.

The property further benefits from parking and access to the private residents' gardens.

Hyde Park Square is perfectly situated for access to the green spaces of Hyde Park and the boutiques and amenities of Connaught Village and 100m from Hyde Park.

Entrance Hall : Reception Room : Dining Room : Kitchen : 4 Bedrooms : 4 Ensuite Bath/Shower Rooms : Guest WC : Porter : Communal Gardens : Lift : Reserved Parking : Porter : Council Tax Band H.

Key Features

- RESIDENT PAY PORTER
- ACCESS TO GARDEN SQUARE
- IN NEED OF UPDATING
- LIFT
- VIEWS DIRECTLY OVER GARDEN SQUARE
- SECURE PARKING

Terms

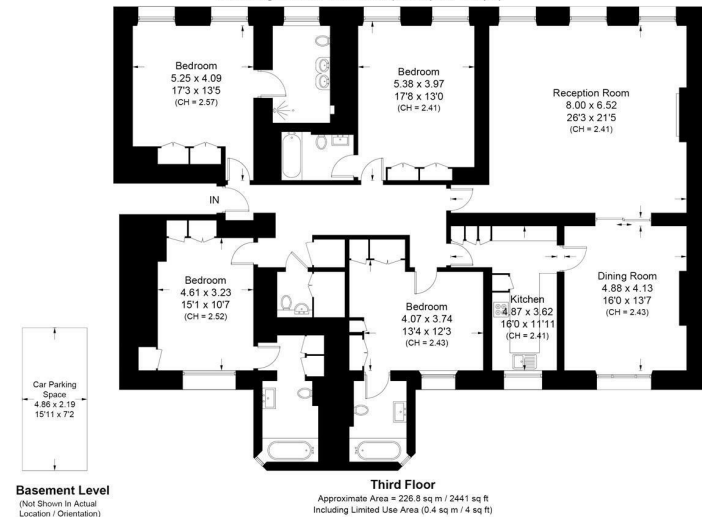
Leasehold 24/12/2083 ie 60 years ; Which can be extended under the Leasehold Reform, Housing and Urban Development Act 1993, for an additional premium.

Ground Rent: £600 per annum

Service Charge: £19, 400 per annum plus reserve fund of £4,400 per annum

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Approximate Area = 226.8 sq m / 2441 sq ft
(Excluding Car Parking Space)
Including Limited Use Area (0.4 sq m / 4 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.