



12 Cambridge Square,  
Hyde Park, W2

£3,300 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Napier Watt is pleased to offer this spacious five-bedroom terraced family home with air-conditioning. Laid out over 3,400sq ft (315sq m), the accommodation boasts three large reception rooms, a patio, roof terrace, balcony, five bedrooms, five bathrooms and a large garage. The property is located around the corner from Connaught Village, which offers a variety of charming shops and amenities. With Paddington Station a short away, the home also has great access to transport links. Available now, furnished or unfurnished.

5 Bedrooms : 5 Bathrooms : Air-Conditioning : Terrace : Patio : Balcony : Garage :  
Westminster Council Tax Band H : EPC Rating C

## Key Features

- AIR-CONDITIONING
- SEPARATE KITCHEN
- GARAGE
- 5 BEDROOMS
- ROOF TERRACE
- OPPOSITE GARDEN SQUARE

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**Cambridge Square**  
Approx. Total Internal Area 3407 Sq Ft - 316.51 Sq M  
(Including Garage)  
Approx. Gross Internal Area Of Garage 351 Sq Ft - 32.61 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.