



Raynham, Norfolk Crescent,
Hyde Park Estate, W2

Asking Price £2,500,000, Leasehold

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Description

A well presented, bright and spacious four bedroom apartment on the 9th floor of a well sought after portered purpose built block.

The spacious accommodation (1,597 sqft / 148 sqm) comprising of a double reception room, separate kitchen, four bedrooms (one en-suite), further bathroom and shower room. It has the advantage of exceptional views from all rooms and excellent layout. Raynham is a well-maintained purpose built block, which benefits from passenger lifts and excellent security with 24 hour porter.

Located on Norfolk Crescent, Raynham is close to the green open spaces of Hyde Park, as well as the amenities of Connaught Village, Marylebone and Oxford Street. The transport links include both Marble Arch Underground Station and Paddington Underground and Mainline Station both approximately 0.5 miles.

Entrance Hall : Double Reception Room : Kitchen : Plant Room : 4 Bedrooms : Ensuite Bathroom : Family Bathroom And Additional Shower Room : 24 Hour Porter : Lifts : EPC Rating C

Key Features

- 9TH FLOOR WITH LIFT
- 24 HOUR PORTERAGE
- EASY ACCESS TO CONNAUGHT VILLAGE
- 971 YEAR LEASE
- VIEWS WITH FAR REACHING VIEWS
- GRAND COMMUNAL ENTRANCE
- EASY WALK TO HYDE PARK
- WELL MAINTAINED BUILDING

Terms

Leasehold : 999 years (less last 6 months) from 22 October 2004

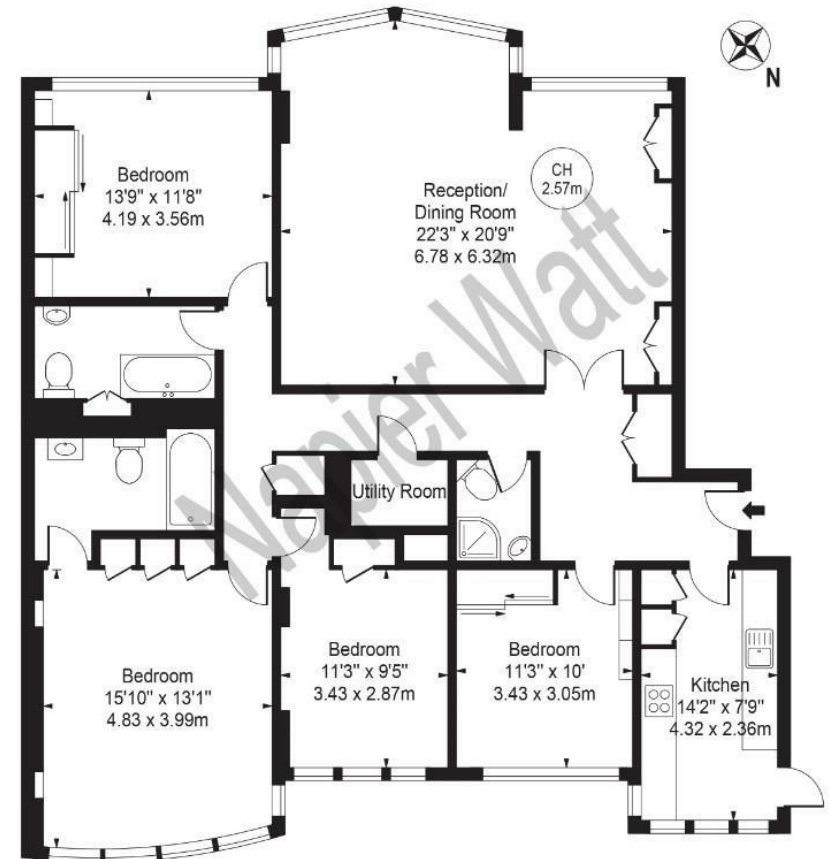
EPC D

Council Tax : Westminster

Service Charge : £3,729.97 per quarter INC reserve fund

Raynham

Approx. Gross Internal Area 1597 Sq Ft - 148.37 Sq M



Ninth Floor

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.