

PARK MODERN

Hyde Park, London



Apartment 81 • Eighth floor



FENTON WHELAN

LONDON



Park Modern offers unparalleled views overlooking Kensington Gardens, Hyde Park and London's skyline.

It's exceptional architecture, complemented by spacious layouts featuring floor-to-ceiling windows, seamlessly combines urban chic with resort-style luxury living.

- ▶ 52 apartments and three penthouses
- ▶ Spectacular south-facing views accentuated by floor-to-ceiling windows
- ▶ Bespoke kitchens with Gaggenau appliances
- ▶ 24-hour security and concierge run by Rhodium
- ▶ Valet parking and resident's car park
- ▶ World-class spa offering a 25m pool, gym, beauty salon and treatment rooms
- ▶ Personal spa therapist, trainers, yoga and fitness instructors
- ▶ Sports equipment storage
- ▶ Resident's lounge and cinema
- ▶ Completed in October 2023

Services are optional and subject to additional charges

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APARTMENT 81

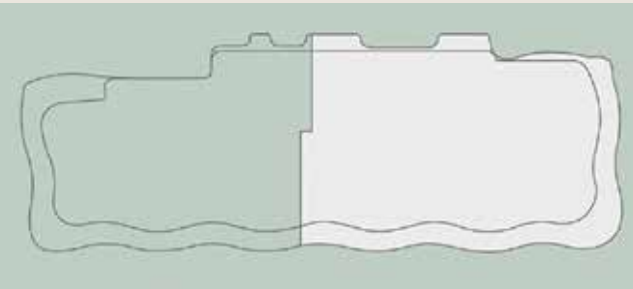
Five bedrooms

Eighth floor

Gross internal area	518 sqm	5,581 sqft
Terraces	162 sqm	1,745 sqft

Living/Dining Room	15.00 x 10.16m	49'2" x 33'3"
Kitchen	7.38 x 7.46m	24'2" x 24'4"
Principal Suite	7.23 x 4.38m	23'7" x 14'3"
Bedroom 2	3.49 x 3.49m	11'4" x 11'4"
Bedroom 3	3.32 x 5.68m	10'8" x 18'6"
Bedroom 4	3.01 x 5.38m	9'8" x 17'6"
Bedroom 5	5.60 x 4.69m	18'3" x 15'3"

Floor plate - Eighth floor

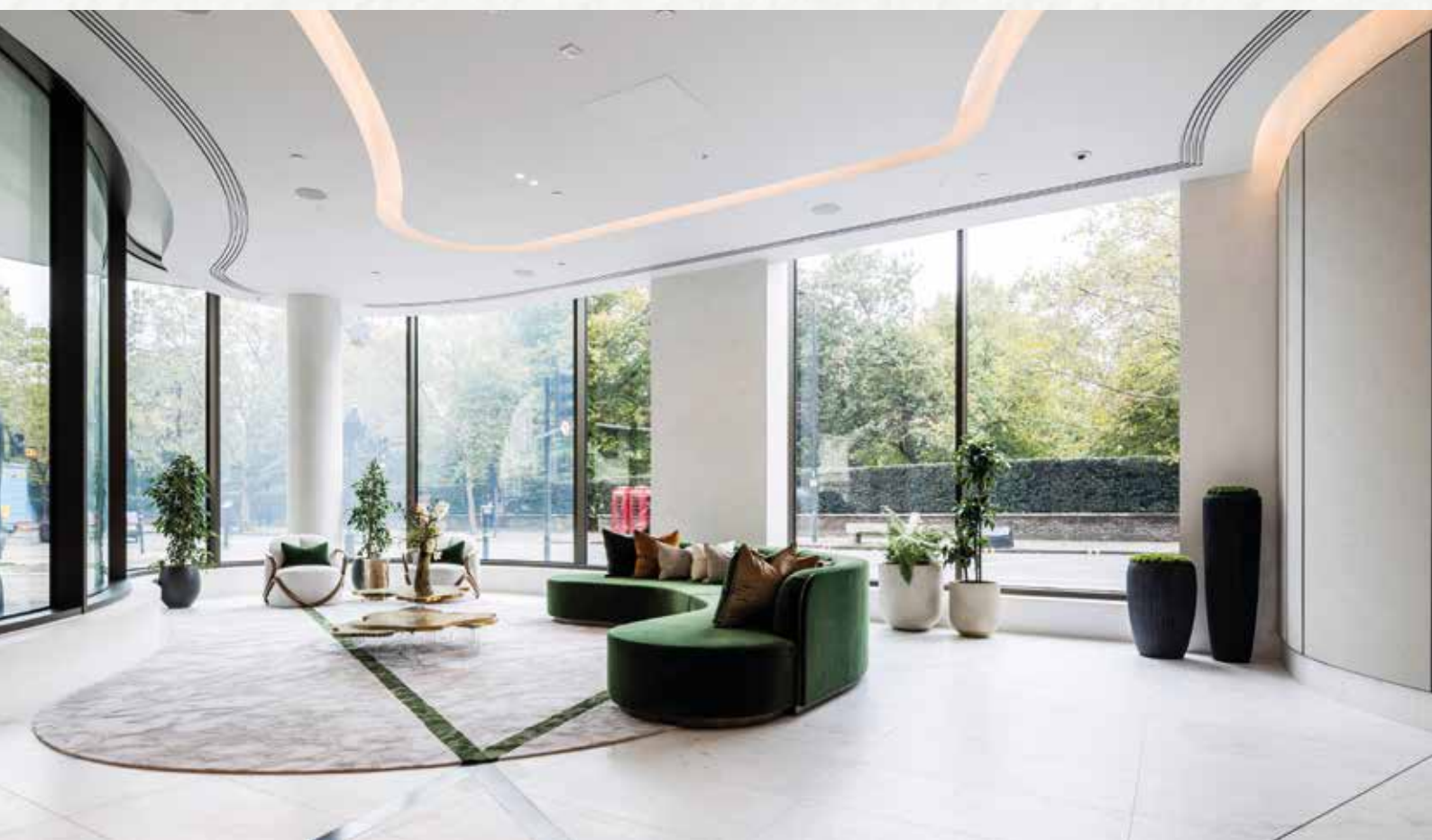
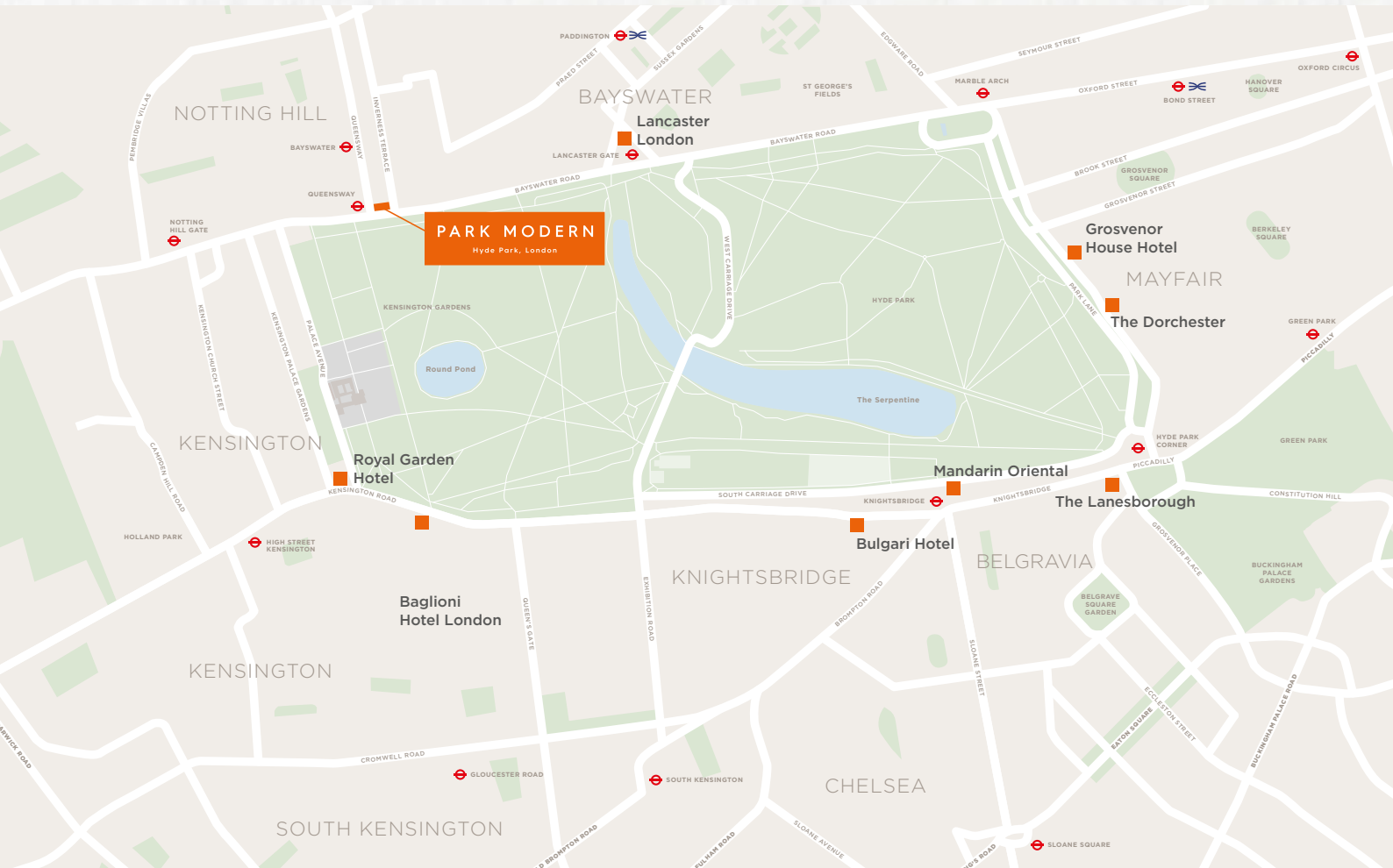


Floor locator - Eighth floor



The areas and dimensions provided on these floorplans are subject to design development and are approximate and for guidance only at this stage. Further dimensions, including clear heights of windows and ceilings, balcony and terrace areas may vary in size and are subject to design development. Please speak to the sales team for details. Indicative areas are measured as gross internal areas (NIA) using the RICS Code of Measurement, 6th Edition.

Sunrise/sunset is an indicative guide only and is not to be used for exact positioning of the sun in relation to the apartment.



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