






## ST. MICHAELS STREET

Hyde Park W2



# LUXURIOUS LIVING IN THE HEART OF LONDON

Accessed via private coded gates with CCTV, this beautiful duplex home offers peaceful living in the heart of vibrant Paddington.

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|--|---|---|-----|
|  |  |  | EPC |
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Local Authority: City of Westminster

Council Tax band: D

Tenure: Share of freehold with leasehold, approximately 961 years remaining

Service Charge: £1,947.72 per annum, reviewed every year, next review 2027

**Guide price: £550,000**



## ST. MICHAELS STREET, HYDE PARK W2

The ground floor features a bright reception room with semi-open plan kitchen and dining space with ample storage, while upstairs comprises a generous bedroom with built-in wardrobes and a modern bathroom. Finished to a high standard throughout with brand-new appliances, underfloor heating and smart toilet.

Located on one of Paddington's most unique streets with a diverse range of interesting architecture. Michael Street is located within close proximity of Hyde Park, Marylebone, Mayfair, Notting Hill, Imperial College and London Business School. There are excellent transport links which includes the Elizabeth Line, Bakerloo, Hammersmith and City as well as Central lines. (Tesco).



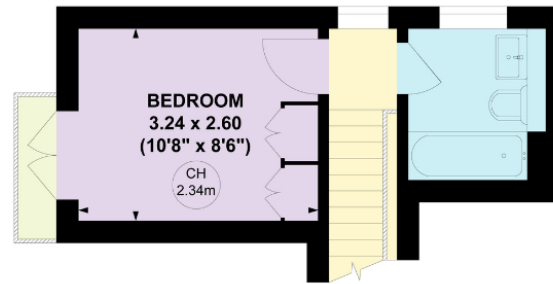




## St. Michaels Street, W2

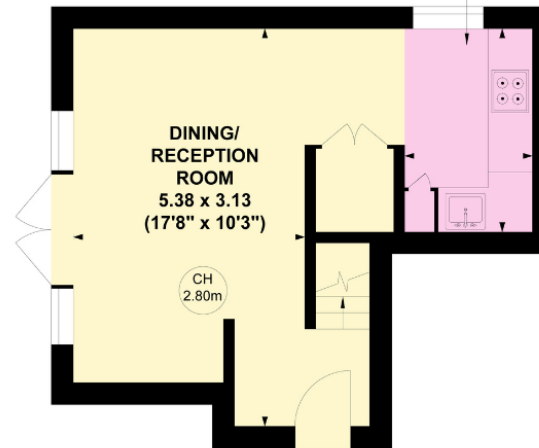


Key :  
CH - Ceiling Height



FIRST FLOOR

KITCHEN  
2.75 x 1.78  
(9'0" x 5'10")



GROUND FLOOR

Approximate Gross Internal Area = 42.26 sq m / 455 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

We would be delighted  
to tell you more.

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