



# CONNAUGHT SQUARE

London - W2



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ADVISORY

## Connaught Square

A Georgian Freehold masterpiece on one of Hyde Park's most prestigious squares.

This exquisite interior-designed Georgian residence is perfectly positioned on one of The Hyde Park Estates most sought-after garden squares - home to some celebrity faces. This unique property combines classic architectural grandeur with timeless sophistication and has been styled to perfection.

Entering via the raised ground floor, you are welcomed into a magnificent dining room - ideal for gatherings and grand entertaining, flowing seamlessly into a bespoke kitchen and breakfast area.



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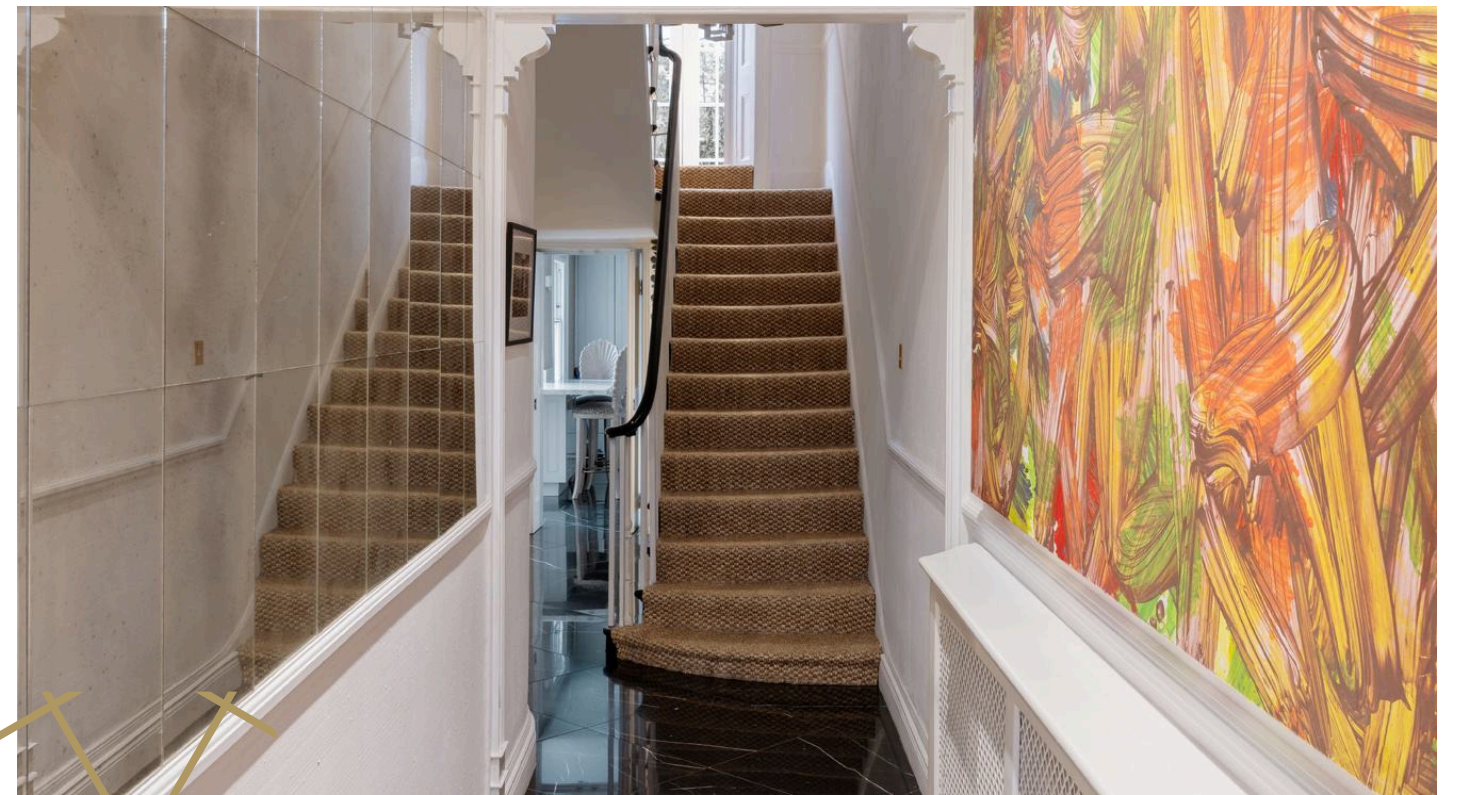
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The first floor of this home features a stunning west-facing reception room bathed in natural light and adorned with intricate cornicing and a working fireplace. The space opens further into a luxurious sitting room, an office and a private terrace.





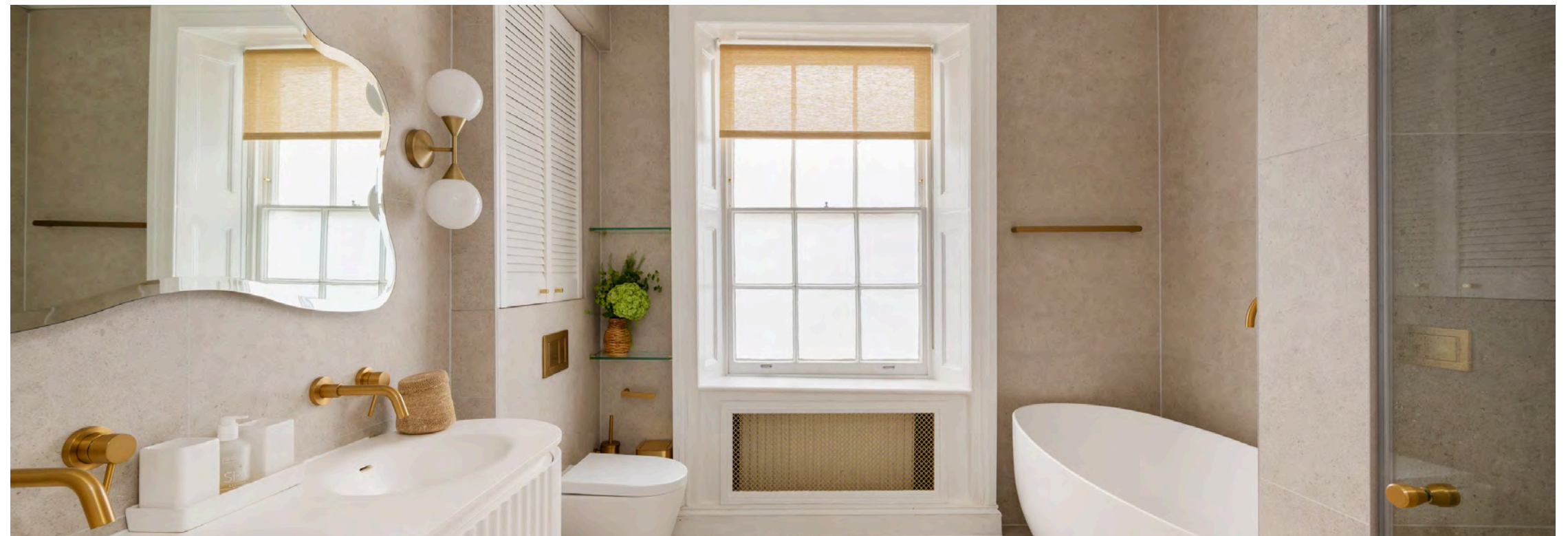
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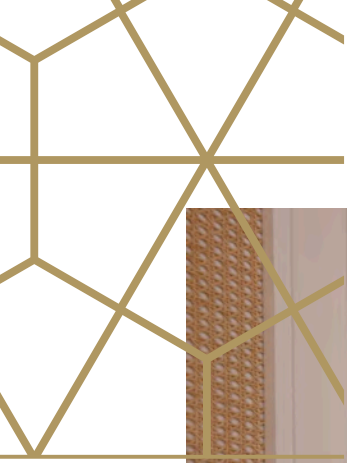
  
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The second floor dedicated to the principal suite is a sanctuary of indulgence, comprising a sumptuous bedroom, walk-in-wardrobe and a spa-like ensuite with his-and-her sinks, a freestanding bathtub and a shower. A guest cloakroom occupies the half landing for added convenience.

The top floor offers three beautifully appointed bedrooms and a family bathroom, while the lower ground floor designed for modern living has been equipped with a gym, utility room, bedroom, bathroom, study and patio. Two tanked vaults provide exceptional storage solutions.

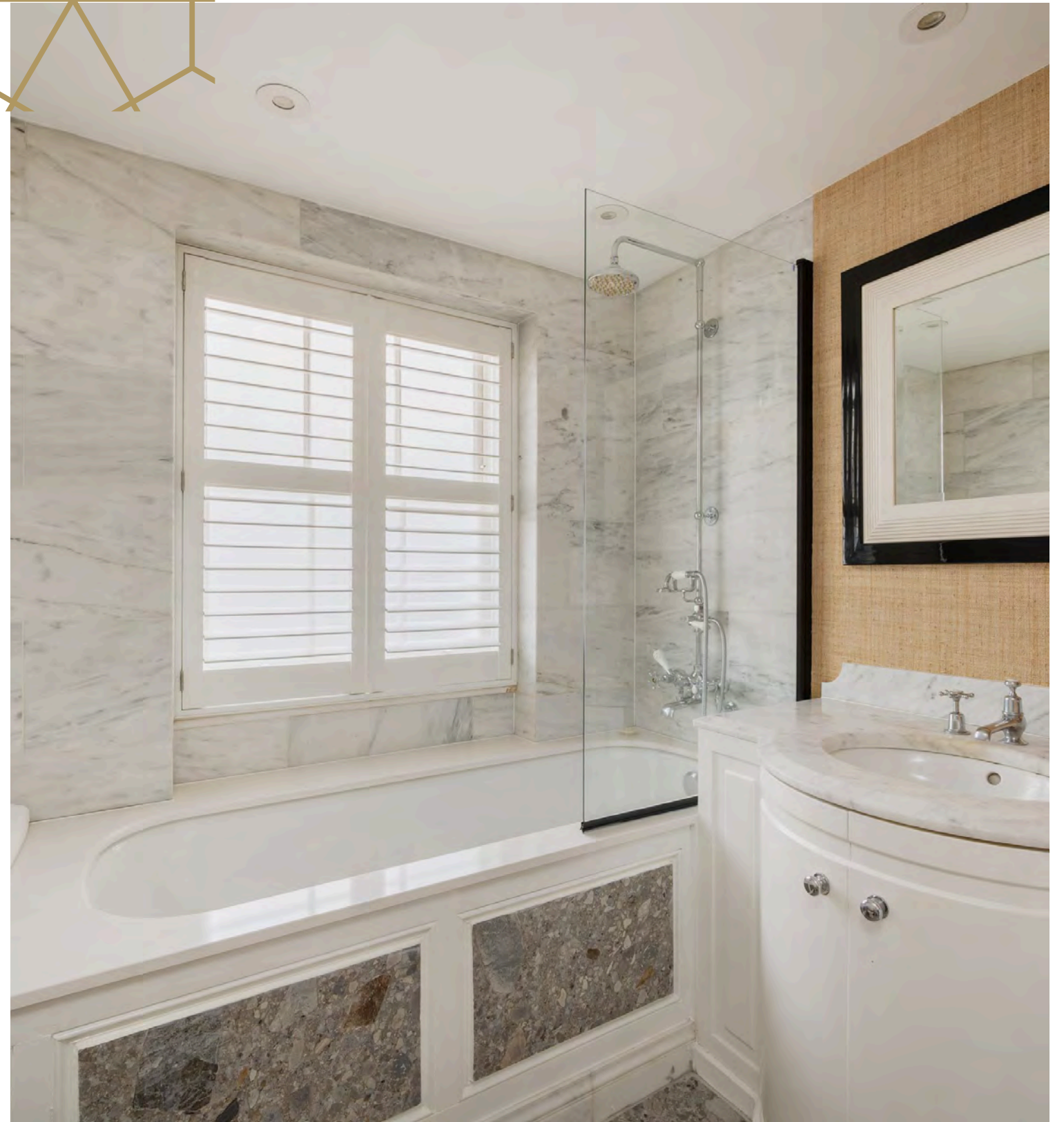
This remarkable home is a rare opportunity to own a piece of history reimaged for contemporary luxury in one of Hyde Park's most exclusive addresses.





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## Location

Connaught Square offers a tranquil residential setting moments from the vibrant energy of the West End. Resident can enjoy access to world-class shopping on Oxford Street and the chic boutiques and dining of Connaught Village and Marylebone Village.

Exceptional transport links make this location ideal for city living: Marble Arch underground station is a short distance away providing swift connections across London, while Paddington Station offers national rail services and the Heathrow Express for effortless international travel.

Connaught Square combines heritage charm with modern convenience in one of London's most coveted neighbourhoods.



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# Connaught Square, W2

Approximate Gross Internal Area = 314.7 sq m / 3387 sq ft  
 Vaults = 15.5 sq m / 167 sq ft  
 Total = 330.2 sq m / 3554 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258805)

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### **Key Points**

5 Bedrooms | 3 Bathrooms |  
Private Terrace & Patio | Study |  
Freehold | Close to Hyde Park

### **Tenure:**

Freehold

### **Local Authority:**

City of Westminster

### **Council Tax:**

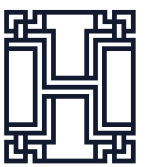
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### **Approx. Gross Internal Area:**

3,387 sqft

### **Guide Price:**

£5,250,000



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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