



A beautifully presented four bedroom duplex penthouse apartment with superb views overlooking Hyde Park

Hyde Park Gardens, London, W2

Guide Price: £4,000,000

Share of Freehold (approximately 991 years remaining)

savills

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Reception room • Four bedrooms • Three bathrooms • Roof terrace • Grade II listed building • 1946 sq ft • Lift access • Porter • Communal garden • EPC = D • Service charge: £8,645.44 per annum

Local Information

Hyde Park Gardens borders Hyde Park and is one of London's premier addresses, offering a quiet haven, just moments away from the green expanses of Hyde Park. Hyde Park Gardens is located in the heart of Connaught Village, which offers a wonderful selection of restaurants and boutique shops, as well as the world class amenities of neighbouring Mayfair and Marylebone.

The transport links are excellent from nearby Lancaster Gate underground, (approximately 0.2 miles), Paddington underground (approximately 0.3 miles), London Paddington train station (approximately 0.3 miles).

About this property

A beautifully presented four bedroom duplex penthouse apartment, set on the fourth and fifth floor of this Grade II listed stucco fronted period building, with fantastic views overlooking Hyde Park. The apartment features a superb roof terrace with 360 degree views over Hyde Park and the surrounding area. The property also benefits from lift and porter, as well as access to beautiful communal gardens and secure unallocated parking.

Tenure

Leasehold (991 years remaining)

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.
Telephone: +44 (0) 20 7578 5100.





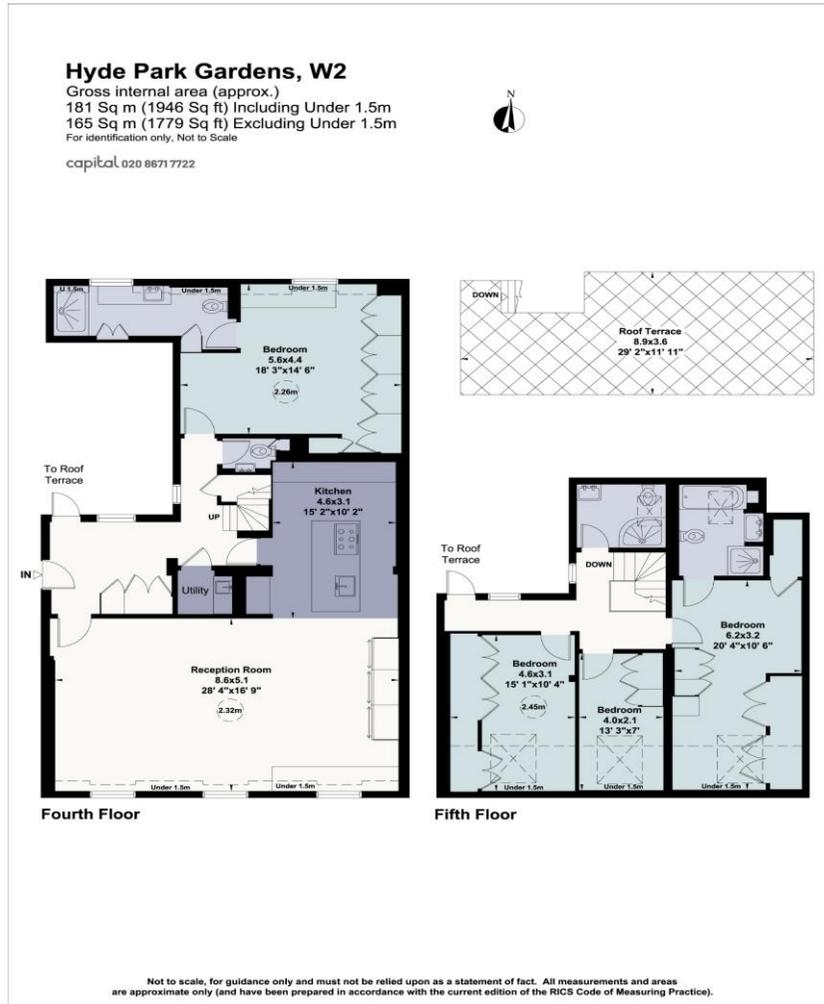
Hyde Park Gardens, London, W2
 Gross Internal Area 1946 sq ft, 181.1 m²



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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