



A beautifully presented three bedroom lateral apartment in a Grade II listed white stucco fronted building.

Hyde Park Gardens, London, W2

Guide Price: £4,250,000

Leasehold, plus share of freehold (approximately 995 years remaining)

savills

Grade II listed • Reception room • Drawing Room • Two en suite bedrooms • Further bedroom • Guest bathroom • Kitchen • Loft room • Fourth floor • Lift access • Porter • Communal gardens • EPC rating = E • Service charge: approximately £15,000 per annum, including ground rent

Local Information

Hyde Park Gardens is an impressive terrace of grand, stucco fronted town houses dating back to 1836, designed by architect John Crake. The main façade faces south, overlooking landscaped gardens and Hyde Park.

Hyde Park Gardens is one of London's premier addresses, offering a quiet haven, just moments away from the green expanses of Hyde Park. The property 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 superb newly renovated three bedroom apartment in Hyde Park Gardens, which offers spacious living areas with high ceilings and spectacular views over the gardens and Hyde Park.

The apartment is situated on the fourth floor of this stunning Grade II listed white stucco fronted building, and comprises of a large reception room, drawing room, two en-suite double bedrooms, further bedroom, guest bathroom, a separate kitchen and an additional loft room. The building also benefits from lift, porter and access to the communal landscaped gardens.

Tenure

Leasehold, plus share of freehold (approximately 995 years remaining)

Energy Performance

EPC Rating = E

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 2184 sq ft, 202.9 m²

Hyde Park Gardens, W2
Gross internal area (approx.)
230 Sq m (2479 Sq ft) Including Under 1.5m
224 Sq m (2407 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			70
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	47	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

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