



# A five bedroom lateral apartment located close to Hyde Park and Connaught Village

**Connaught Court, Connaught Street, Connaught Village, London, W2**

Guide Price: £1,550,000  
Leasehold

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Reception and dining room • Five bedrooms • Two bathrooms • Separate kitchen • Lift access • Third floor • EPC = C • Service charge, approximately £2,400 per annum (including heating and hot water)

### About this Property

The apartment comprises a spacious reception and dining room with separate fully fitted kitchen, five bedrooms and two bathrooms. The property is situated on the third floor of a period building with lift, on the corner of Connaught Street.

### Local Information

Connaught Court is wonderfully located, just moments away from the green expanses of Hyde Park. The property is within close proximity to Connaught Village, which offers a wonderful selection of restaurants and boutique shops, as well as the world class amenities in neighbouring Mayfair and Marylebone.

The transport links are excellent from nearby Marble Arch underground station (approximately 0.3 miles), Paddington underground (approximately 0.7 miles), London Paddington overground train station (approximately 0.7 miles).

### Tenure

Leasehold

### Energy Performance

EPC Rating = C

### 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.

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**Gross Internal Area** 1,596 sq ft, 148.3 m<sup>2</sup>



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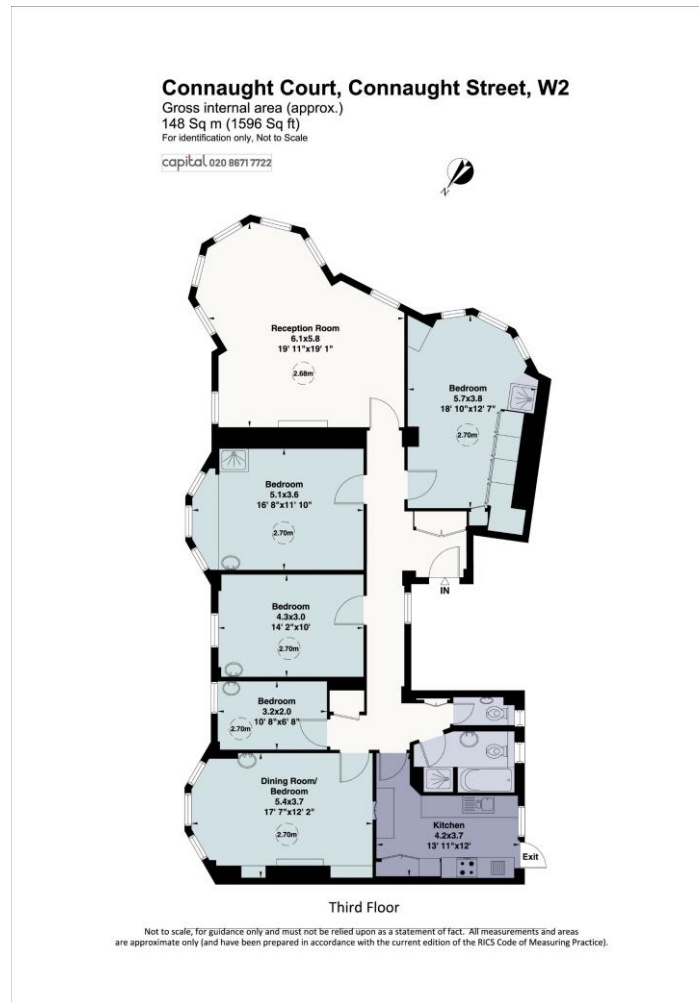
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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