



A beautifully presented lateral apartment with fabulous views over the gardens of Connaught Square.

Connaught Square, London, W2

Guide Price: £2,250,000

Leasehold, plus Share of Freehold (approximately 979 years remaining)



A beautifully presented lateral apartment with fabulous views over the gardens of Connaught Square.

Reception room • Kitchen • Three bedrooms • Shower room • Guest cloakroom • Service charge: approximately £8,720 per annum • Ground rent: peppercorn

Local Information

Connaught Square is situated between Hyde Park and charming Connaught Street and is ideally located for the vast array of restaurants, boutique shops and amenities of Connaught Village and the West End.

Situated on a gated garden square, the closest park is Hyde Park and the area is served by both Marble Arch and Lancaster Gate underground stations.

About this property

A beautifully presented 2-3 bedroom apartment, comprising a separate dine-in kitchen, spacious and bright reception room with bespoke cabinetry and large windows overlooking Connaught Square. The principal bedroom has excellent storage with fitted mirrored wardrobes and a stunning en suite shower room with marble detailing. There is a further bedroom / reception room with bespoke cabinetry, dining room / bedroom 3 and guest cloakroom. The apartment features beautiful wood flooring throughout and benefits from a storage room in the basement of the building. The building also has the added benefit of a resident caretaker, lift and recently refurbished common parts.

Tenure

Leasehold, plus Share of Freehold (approximately 979 years remaining)

Energy Performance

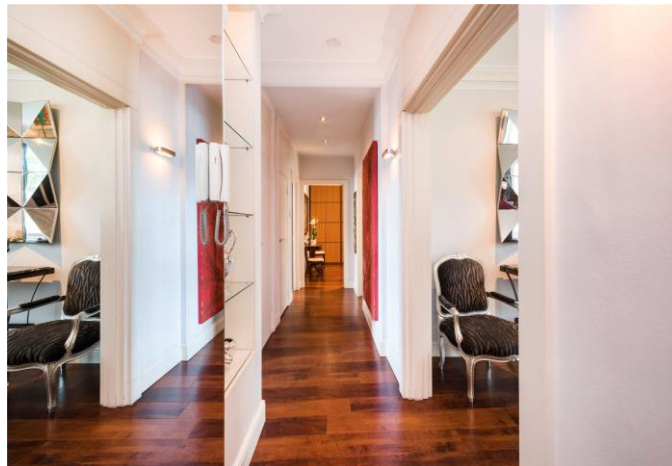
EPC Exempt

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.





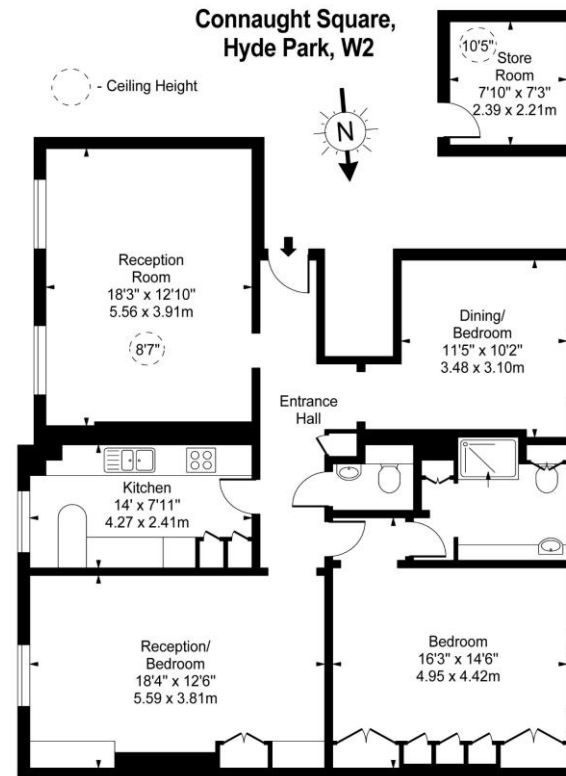
Connaught Square, London, W2
Gross Internal Area 1135 sq ft, 105.4 m²



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Second Floor

Approx Gross Internal Area **1135 Sq Ft - 105.44 Sq M**

(Excluding Store Room)

Store Room Area **57 Sq Ft - 5.30 Sq M**

For Illustration Purposes Only - Not To Scale

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