



A wonderful four-bedroom Grade II Listed townhouse in the heart of Connaught Village.

Albion Street, Connaught Village, London, W2

Guide Price: £4,350,000
Freehold

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- Reception room • Kitchen/breakfast room • Dining room
• Four bedrooms (two en-suite) • Further bathroom • Study • Utility room
• Guest Cloakroom • Balcony to principal bedroom • Terrace garden

Local Information

This Grade II listed home is excellently situated on Albion Street, one of Connaught Village's most highly sought-after locations, in the heart of The Hyde Park Estate. Albion Street is quietly sandwiched between Hyde Park at one end and the charming array of restaurants, cafes and boutique shops on Connaught Street at the other, together with close proximity to neighbouring Mayfair, Marylebone and Notting Hill. The property is a short stroll from the flagship store Selfridges.

The nearby transport links are excellent, including Marble Arch Underground Station, Lancaster Gate Underground Station and Paddington underground and mainline station which benefits from the Elizabeth line and Heathrow Express (0.5 miles approximately).

About this property

Set over five floors, this impressive home has stunning period features throughout and benefits from over 3 metre ceiling heights on the ground and first floors. The property comprises a reception room, kitchen breakfast room, dining room, utility room, guest cloakroom, study, two-bedroom suites, two further bedrooms, further bathroom and terrace/garden.

The elegant reception room features wonderful sash windows allowing excellent natural light, a handsome fireplace and detailed ornate coving. Adjacent is a guest cloakroom and access to the fabulous terrace to the rear, perfect for al fresco dining.

The capacious open plan eat-in kitchen on the lower ground floor is flooded with natural light from a large skylight. The spacious dining room is on the same floor as the kitchen, which is hugely practical and provides stunning space with a feature fireplace for more formal dining and entertaining. There is also a study / bedroom 5, utility room, and a separate entrance via steps down from the front of the house

The first, second and third floors comprise the bedroom accommodation, with the beautiful principal bedroom occupying the entire first floor. The room features high ceilings, a magnificent fireplace, bespoke fitted cabinetry and large windows which lead out onto a balcony with wonderful views across the rooftops of Connaught Village. The bedroom has its own en-suite bathroom with separate bath, shower and double vanity unit.

There is a further impressive double bedroom on the second floor with a feature fireplace, built-in wardrobes and en-suite bathroom. There are two further light and bright bedrooms on the third floor.

Tenure

Freehold

Local Authority and Council Tax

City of Westminster – Band H

Energy Performance

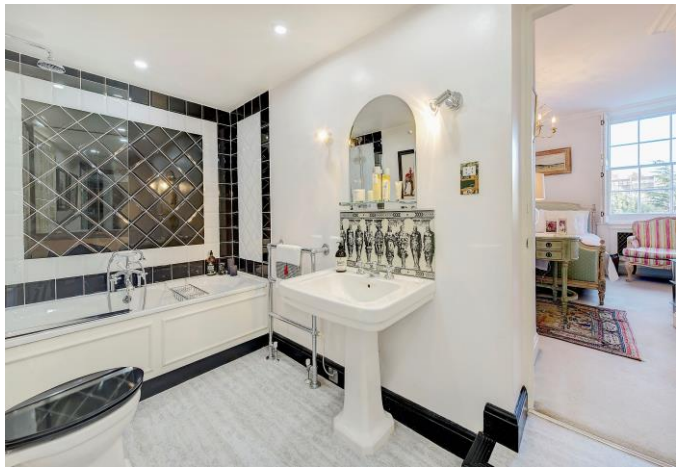
EPC Rating = Exempt

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.





Albion Street, Connaught Village, London, W2
Gross Internal Area 2501 sq ft, 232.4 m²



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Albion Street, W2

Gross internal area (approx.)
234 Sq m (2518 Sq ft) Including Limited Use Area
232 Sq m (2501 Sq ft) Excluding Limited Use Area
For identification only, Not to Scale



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