



Stunning lateral apartment with far reaching views over Hyde Park

Hyde Park Gardens, London, W2

Guide price £5,950,000

Leasehold plus Share of Freehold



Reception room • Kitchen/dining room • Principle bedroom with en suite dressing room and shower room • Two further bedrooms (one with en suite shower room) • Bathroom • Third floor • Lift and porter • Views over the private communal gardens as well as Hyde Park • Private residence access to the communal gardens • Service charge approximately £13,910 pa • Ground rent = peppercorn • EPC = C

Local Information

Hyde Park Gardens borders Hyde Park and is one of London's premier addresses, offering an exclusive haven just moments away from the green expanses of Hyde Park. Located in the heart of Connaught Village, there is 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 0.4 miles), Paddington underground (approximately 0.7 miles), London Paddington train station (approximately 0.7 miles).

About this property

This stunning lateral apartment offers approximately 1,786 sq ft of superb accommodation. The apartment is beautifully presented with a luxurious and contemporary design. With an abundance of natural light throughout, the accommodation comprises a reception room featuring a marble fireplace and three gorgeous sash windows overlooking the greenery of the private communal gardens. There is a separate Bulthaup kitchen with Gaggenau appliances and dining area, principal bedroom suite with a dressing room and en-suite bathroom, two further bedrooms one of which has an

en-suite shower room, and a family bathroom.

In addition to the exceptional views over the private communal gardens and Hyde Park, the apartment further benefits from an on-site resident porter, lift and parking within this gated development, providing a rare opportunity to live in this highly desirable and exclusive development.

Tenure

Leasehold plus Share of Freehold

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.





Hyde Park Gardens, London, W2
 Gross Internal Area 1786 sq ft, 165.9 m²



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savills.co.uk

Claire Reynolds
 Mayfair & St James's
 +44 (0) 20 7578 5100
 creynolds@savills.com

Hyde Park Gardens

Approx. Gross Internal Area 1786 Sq Ft - 165.92 Sq M



For Illustration Purposes Only - Not To Scale

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

*Please note property photographs were taken in 2017.

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