

CONNAUGHT SQUARE

CONNAUGHT VILLAGE W2



savills

ACCOMMODATION

Entrance hall | Drawing room | Sitting room | Dining room | Kitchen | Principal bedroom with en suite walk through wardrobe and bathroom | Dressing room | Five further bedrooms (one en suite) | Bath/shower room | Office/play room/bedroom 7 | Study
Self-contained staff flat (including sixth bedroom, en suite bathroom and kitchen) | Utility room | Two guest cloakrooms
Courtyard garden | Balcony | Wine cellar | Three vaults | Access to the private garden square for a nominal annual fee

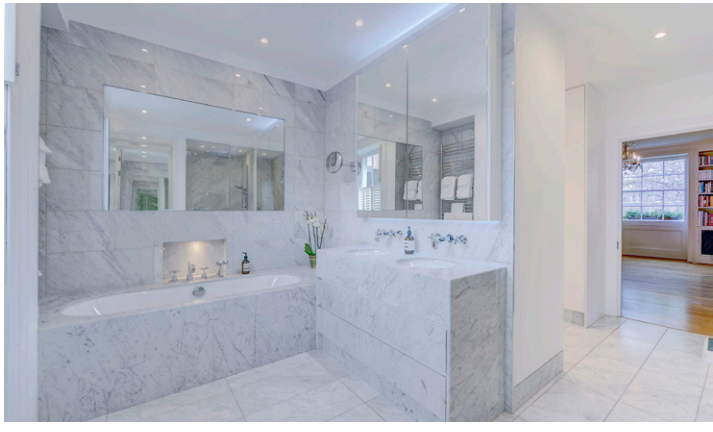


DESCRIPTION

An impressive Grade II Listed six storey Georgian townhouse of approximately 5,184 sq ft dating back to the 1820's. There is a wealth of character and period features throughout including an original Portland stone staircase, panelling, cornicing and fire places. Offering exceptional proportions, high ceilings and an abundance of natural light throughout, this wonderful home boasts superb entertaining space and brilliant family accommodation. There is excellent flexibility with the accommodation throughout, including the lower ground floor which has its own separate entrance and a self-contained staff flat at the rear.

LOCATION

Connaught Square is one of London's sought after addresses, 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 Marble Arch, Lancaster Gate and Paddington underground stations, London Paddington and King's Cross St Pancras International train stations and access to the West and Heathrow by the A40.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

TERMS

Freehold

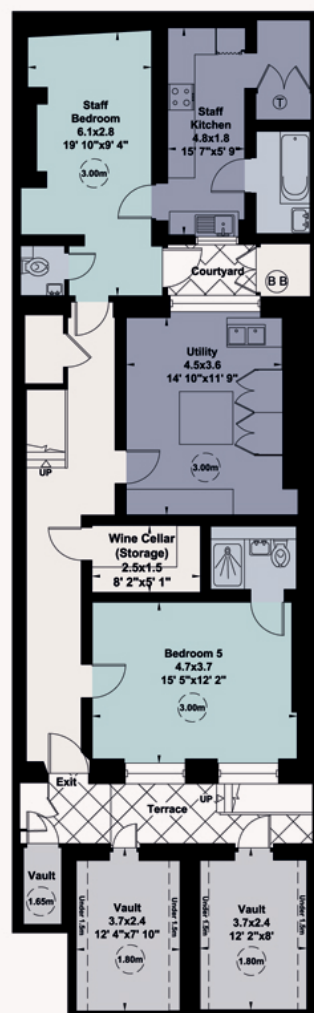
Guide price £8,500,000

FLOOR PLANS

Gross internal area (approx.)

482 Sq m (5184 Sq ft) Including Under 1.5m and Vaults

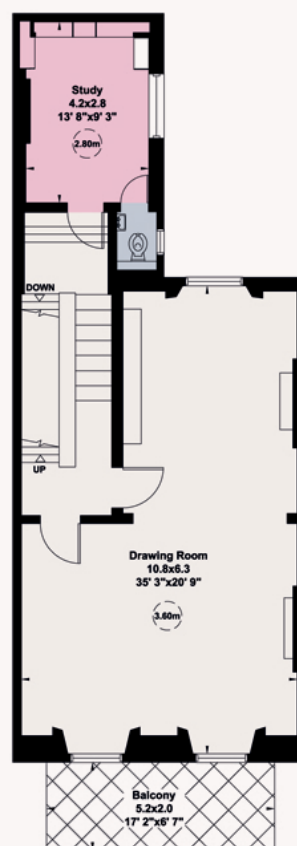
461 Sq m (4963 Sq ft) Excluding Under 1.5m and Vaults



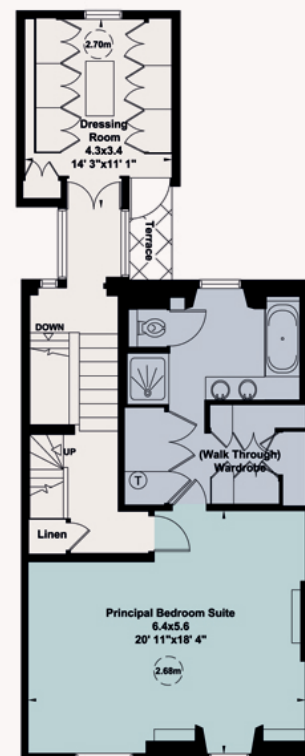
Lower Ground Floor



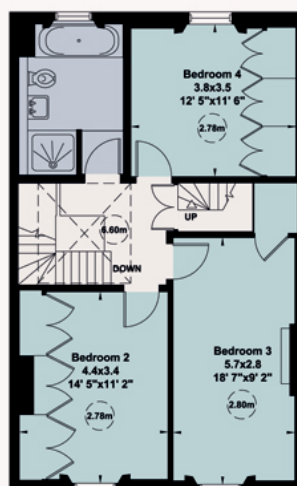
Ground Floor



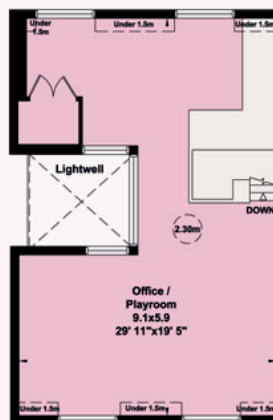
First Floor



Second Floor



Third Floor



Fourth Floor

Important notice

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 210114EA Brochure by fourwalls-group.com

SAVILLS MAYFAIR

36 North Audley Street
Mayfair, London, W1K 6ZJ
mayfair@savills.com
02075785100

savills.co.uk

savills