

CONNAUGHT SQUARE

CONNAUGHT VILLAGE W2



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

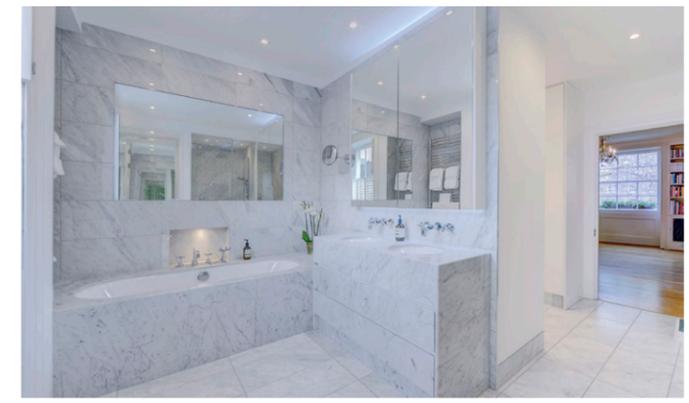


DESCRIPTION

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	68
(39-54) E	51
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England, Scotland & Wales

TERMS

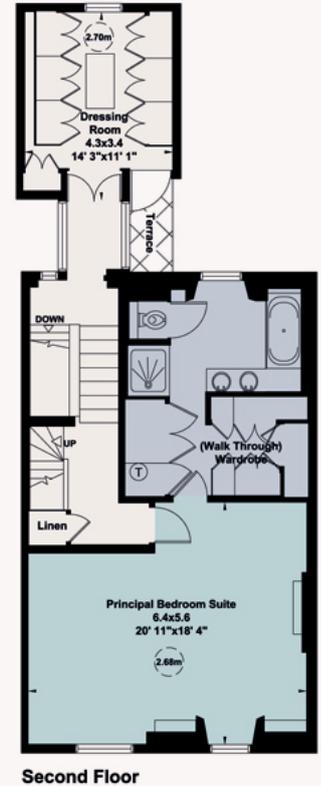
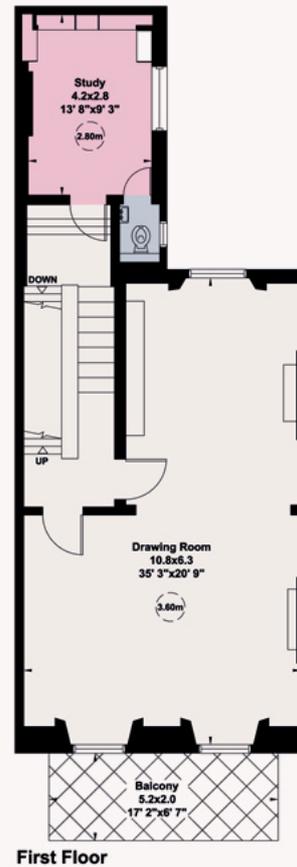
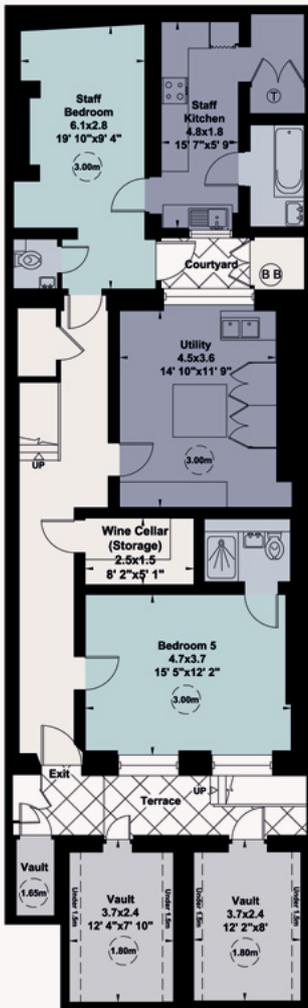
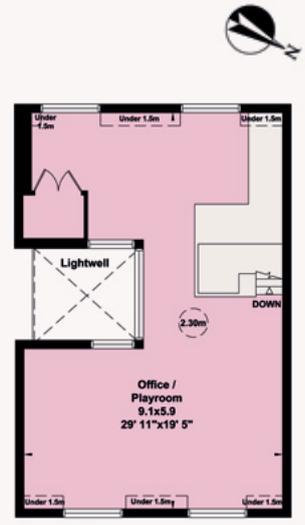
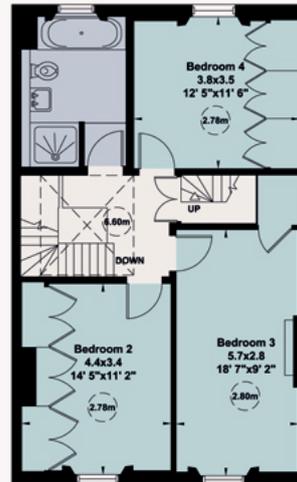
Freehold
Guide price £8,500,000

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



Important notice

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