



# An unmodernised apartment with views of Hyde Park

**Falmouth House, Clarendon Place, London, W2**

£1,750,000

Leasehold approximately 983 years





Falmouth House is a modern, purpose built block situated opposite Hyde Park. The building benefits from a lift and 24 hour porter.

The apartment, which requires modernisation, is situated on the second floor, with views of Hyde Park from the reception room and kitchen. There is also a good sized balcony off the reception room. The master bedroom has an en suite bathroom, there is a second bedroom and a further bathroom.

### Local Information

Situated on the leafy Hyde Park Estate, Falmouth House is opposite Hyde Park, one of the world's great city parks.

The artisan food and clothes shops of Connaught Street, the West End, Marylebone and Portman Village are nearby, with Mayfair and Knightsbridge a pleasant walk away.

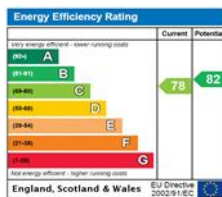
Falmouth House is ideally located for the transport links at Paddington station (0.4 miles) for the Heathrow Express, National Rail, Circle, District, Bakerloo, Crossrail and Hammersmith & City Lines and Lancaster Gate Underground station (0.3 miles) for the Central line. (All distances are approximate).

### Tenure

Leasehold Approx. 983 years remaining

### Local Authority

City Of Westminster



OnTheMarket.com

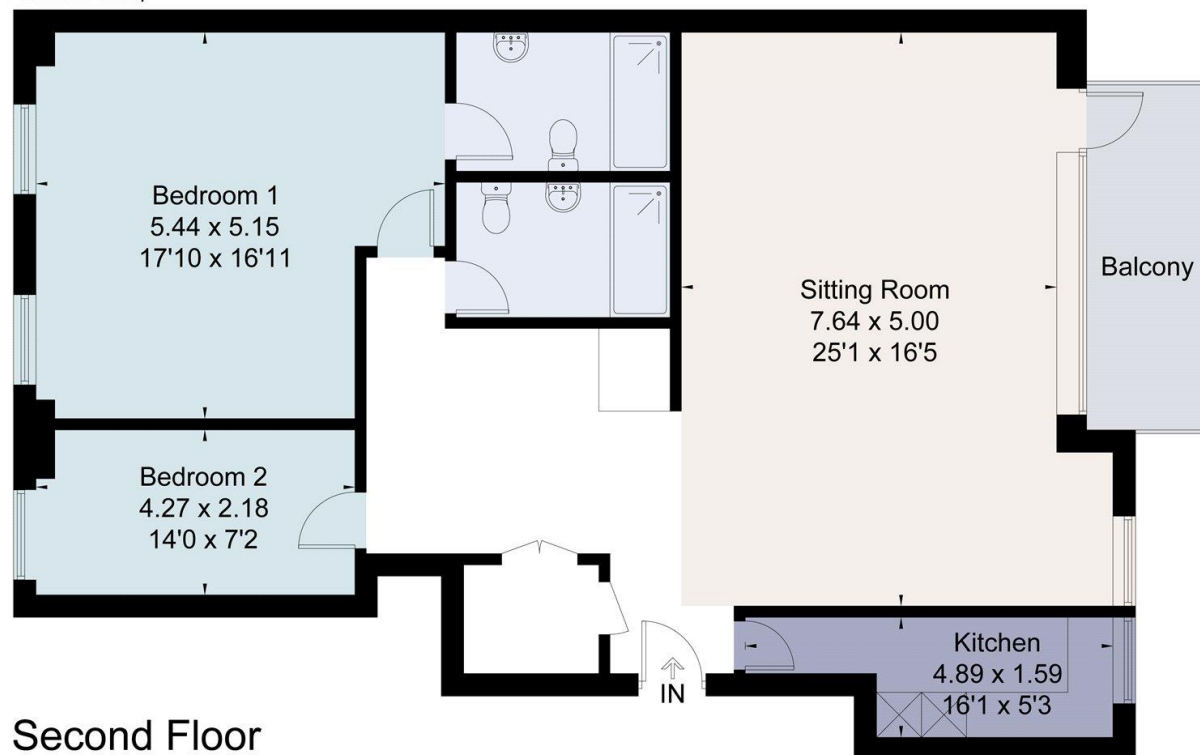


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Approximate Area = 116.6 sq m / 1255 sq ft  
Including Limited Use Area (2.2 sq m / 24 sq ft)  
Balcony Area = 7.8 sq m / 84 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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