



**BEAUTIFULLY PRESENTED FOUR BEDROOM FREEHOLD
HOUSE ON THE SOUGHT AFTER HYDE PARK ESTATE**

RADNOR MEWS

HYDE PARK ESTATE, W2 2SA

Guide Price £3,750,000 - Freehold



Spacious contemporary house with four/five bedrooms • Peaceful mews location • Connaught Village nearby with cafes, shops and florist • Walking distance to Paddington Station and Hyde Park • Recently refurbished and presented in very good order • Light front and rear • 4 Bathrooms • 2 Reception rooms

Description

The house has been fitted to a very high standard and incorporates plentiful storage on each of the four floors. A cosy sitting area on the ground floor has a Planika ethanol fireplace as a focus and the room is open to the beautiful kitchen and dining area. Folding windows link the house to the street for an open-air feel and the high quality kitchen has Gaggenau and Miele appliances including a large wine fridge.

The house features four en suite bedrooms with the master benefitting from a walk-in dressing room and there is an additional study/fifth bedroom. The lower ground floor has what could be a guest suite, TV/cinema room, guest WC, large utility room with coats storage.

Situation

The Hyde Park Estate is consistently regarded as the most desirable part of the W2 post code area. It is well managed by the Church Commission and nearby Connaught Village is a fantastic resource of shops, restaurants and excellent independent cafes only a few minutes away.

The house is located close to a number of excellent transport links including Paddington station, and the M4 corridor to Heathrow Airport and beyond. The property will soon benefit from the advantages of Crossrail from Paddington Station, which will provide direct links into the City of London in under 10 minutes.

Hyde Park is a 500m walk away and offers 350 acres of green space for relaxation or exercise.

Tenure

Freehold

Local authority

City of Westminster

Viewing

Strictly by appointment with Savills.





Radnor Mews, W2

Approximate Gross Internal Area

215.06 sq m / 2,315 sq ft

Storage

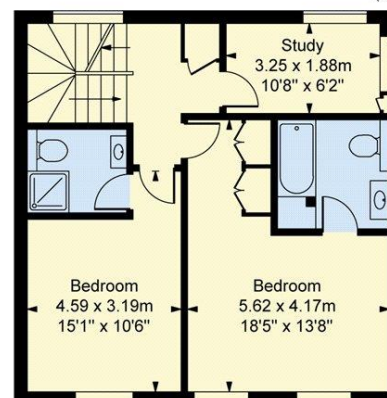
7.50 sq m / 81 sq ft

Total Areas Including Storage

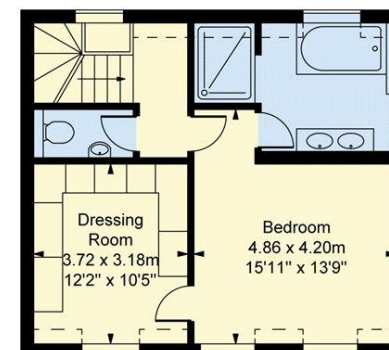
222.56 sq m / 2,396 sq ft

(Including restricted height
under 1.5m □ □ □ □ □)

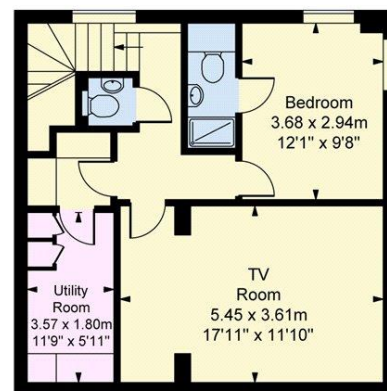
(CH = Ceiling Heights)



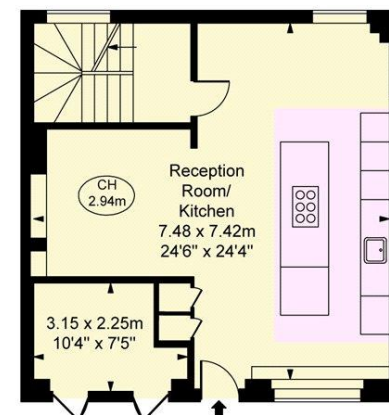
First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Mews
Duncan Petrie
dpetrie@savills.com
+44 (0) 20 3430 6605

savills.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		68
(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