



Hyde Park Square, W2  
£1,200,000, Leasehold







## Hyde Park Square, W2

This beautiful apartment has excellent ceiling volume throughout, extremely generous sized rooms and has recently been refurbished to an impressive standard. The apartment is situated on the fourth floor of stunning Grade II listed period conversion in Hyde Park W2.

Comprising of a large and bright reception room which leads onto a private terrace, a partially open plan modern kitchen with state-of-the-art appliances, the principal bedroom suite with generous wardrobe space, a good sized second bedroom and a family bathroom. The apartment further benefits from fantastic views across London's skyline, its recently refurbished common parts and access to Hyde Park Square gardens.

Hyde Park Square is a leafy and quiet residential street next to both Connaught Village and Hyde Park. Hyde Park Square Gardens which is a fabulous private green space and is opposite the apartment. Marble Arch and Oxford Street is just 0.5 miles away, with its array of exceptional shops, cafes and restaurants literally around the corner. Marble Arch Tube (Central Line Zone 1) provides simple and efficient transport across the capital.

Ref PCL220002

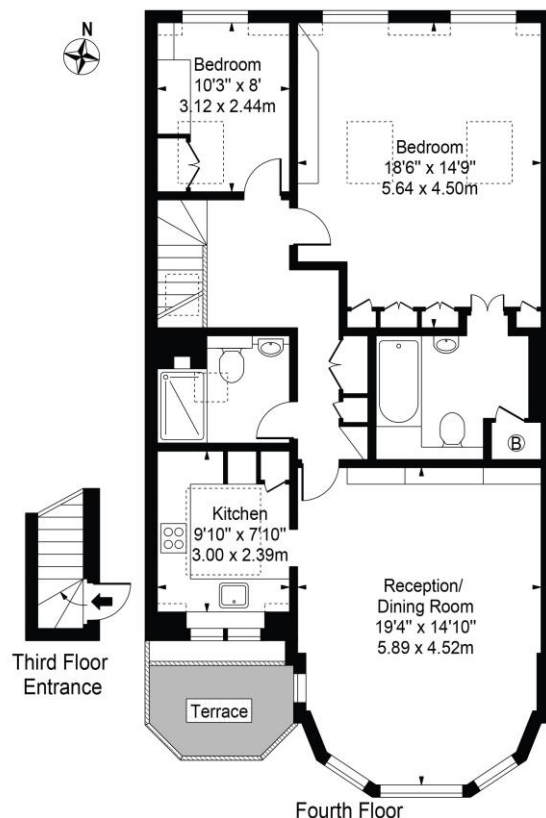
£1,200,000

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Approx. Total Internal Area 991 Sq Ft - 92.07 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 981 Sq Ft - 91.14 Sq M  
(Excluding Restricted Height Area)



Fourth Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.