



## Southwick Street, W2

Guide Price: £1,350,000, Leasehold of 60 Years Remaining Unexpired

Anderson//Rose





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**Leasehold of 60 years remaining  
unexpired**

**Service Charge: £11,000 per annum**

Ref PCL230011

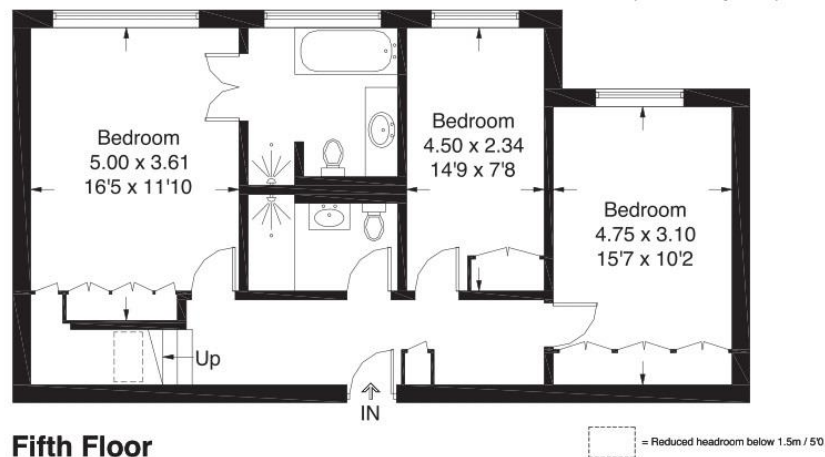
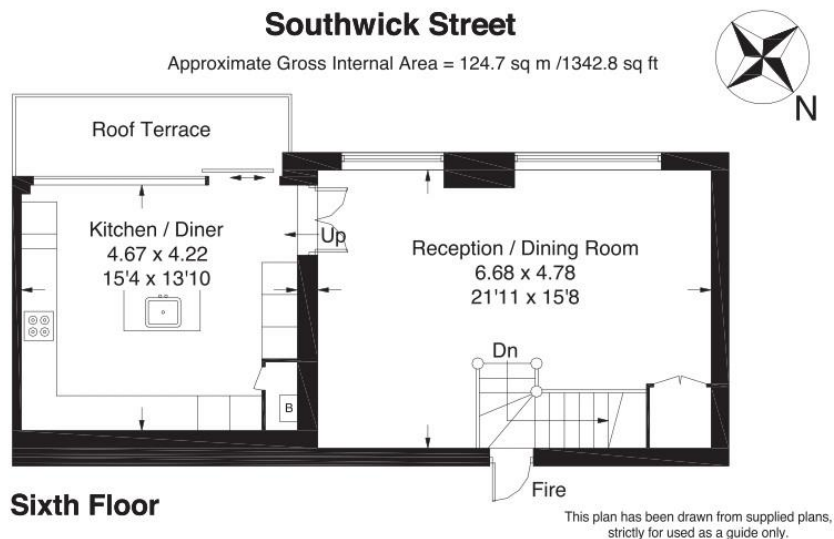
## Southwick Street, W2

This superb apartment has excellent room proportions and has recently been refurbished to an impressive standard throughout. The apartment is situated on the fifth & sixth floors of this luxury development in Hyde Park W2.

The apartment is split over two floors, the top floor consists of a large spacious and naturally bright reception and dining room, a separate eat-in kitchen with modern appliances which leads onto a good-sized private roof terrace with fantastic views across London's skyline. All your sleeping accommodation is on the floor below starting with the principal bedroom suite, two further double bedrooms and a family

bathroom. Further benefits include the building's passenger lift and concierge service.

Devonport is a secure development situated at the centre of the Hyde Park Estate with Hyde Park itself quite literally at the top of the road. Oxford Street, Marylebone Village and the artisan bakeries, restaurants and food shops of Connaught Street are on your doorstep. You are spoilt for choice with Local transport links, Marble Arch (Central Line) and Paddington (Heathrow Express, National Rail, Circle, District, Bakerloo, Elizabeth Line and Hammersmith & City Lines) stations are within a few minutes' walk of the property, providing convenient access to all parts of central London and beyond.



| 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>                            | 73                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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.