



Norfolk Place, W2  
Guide Price £975,000, Leasehold

Anderson//Rose



## Norfolk Place, W2

This is a fantastic opportunity to acquire fabulous apartment has recently been refurbished to an impressive, beautiful standard throughout. The apartment is situated on the fourth floor of a period conversion in Hyde Park W2.

The apartment has an impressive amount of natural daylight throughout and starts with the third floor with the entrance and some storage, before stairs that lead onto the rest of the accommodation upstairs. This comprises of a large reception and dining room, modern fully fitted separate kitchen, the principal bedroom suite with plenty of wardrobes, two further good-sized bedroom and a family bathroom.

Norfolk Place is a quiet residential street on the outskirts of the Hyde Park Estate next to Paddington, with Hyde Park itself quite literally just down 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.

Service charge: £2,170

Ground rent: £100

Ref PCL230055

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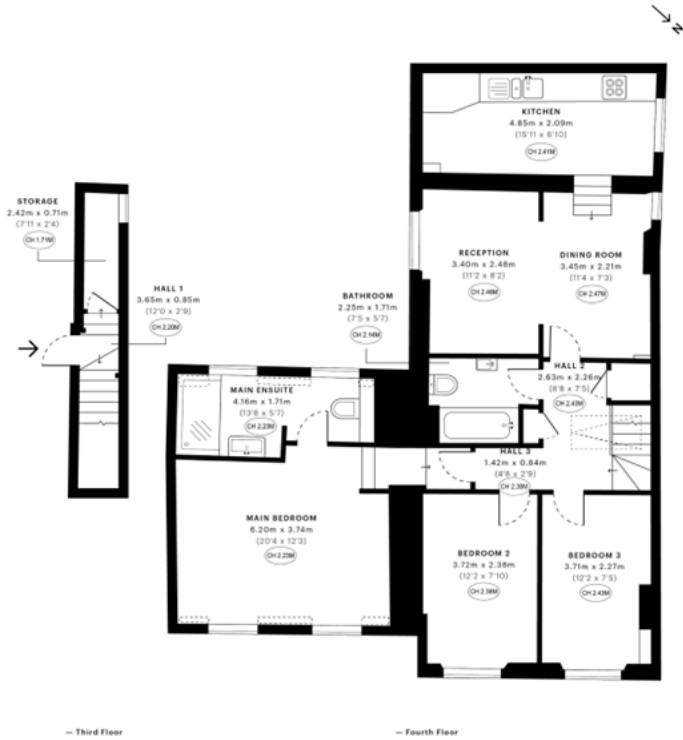
Leasehold



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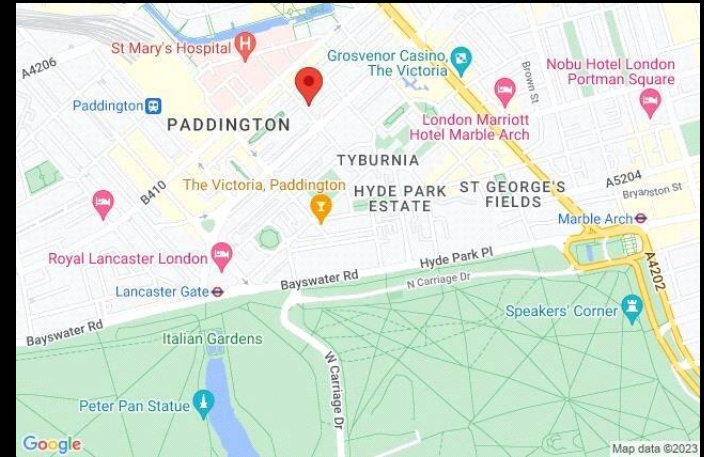
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CAPTURE DATE: 06/12/2022 LASER SCAN POINTS: 34,430,624

GROSS INTERNAL AREA  
90.30 sqm / 971.98 sqft



These verified floor plans are produced in accordance with the requirements of the International Property Measurement Standards. All areas and volumes are illustrative only and excluded from all other calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

spec id: 06326365-4c0206f050af2af0a800



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>	71	80
(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			
<b>England, Scotland &amp; Wales</b>		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.