



Norfolk Crescent, W2  
Guide Price of £2,400,000, Leasehold



## Norfolk Crescent, W2

This is a fantastic opportunity to acquire a well-presented house in the heart of Connaught Village, Hyde Park W2.

The house has been finished to a high standard throughout and comprises of a substantial bright and airy reception room, a separate and good-sized dining room and a modern kitchen with state-of-the-art appliances. As for sleeping accommodation, you have the principal bedroom suite with plenty of wardrobes, four further double bedrooms and two bathrooms. The house further benefits from a generous sized landscape designed garden, a roof terrace and separate and a large utility room.

Norfolk Crescent is a quite & leafy residential street tucked away just behind the very popular Connaught Village. The village is home to an array of boutique shops, restaurants cafes and other amenities, whilst Marble Arch & world renown Oxford Street are both just up the road. Hyde Parks open green spaces and boating lakes is also a short walk from your front door. The nearest tube Station is Marble Arch which provides an efficient commute across the capital.

*Ref PCL230161*

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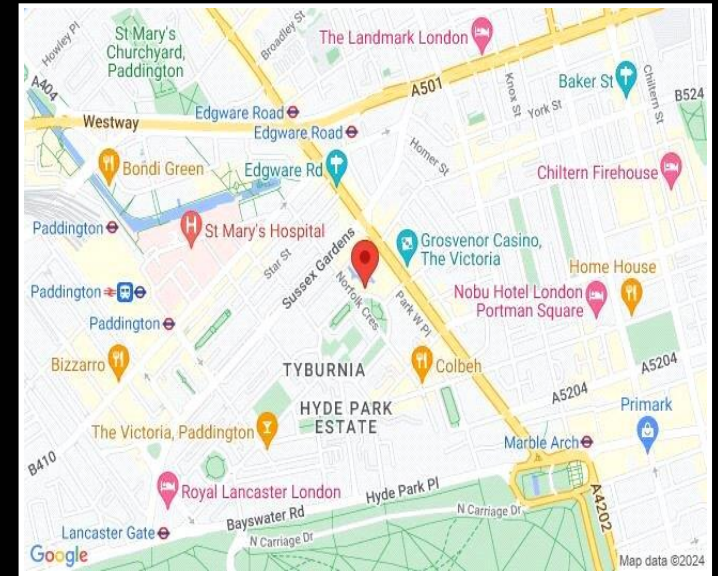
## Norfolk Crescent

Approx. Gross Internal Area 2314 Sq Ft - 214.97 Sq M  
(Excluding Shed & Store)



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>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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.