



**HYDE PARK SQUARE, HYDE PARK, W2  
£1,050,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED GEORGIAN GRADE II, TWO DOUBLE BEDROOM, FOURTH FLOOR (WITH LIFT) APARTMENT, ON A PRIME GARDEN SQUARE, SITUATED BETWEEN PADDINGTON STATION AND HYDE PARK.**

**Paddington | 020 7240 3322 | paddington@winkworth.co.uk**

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### DESCRIPTION:

The property includes views over the square to the front of the building and the rear, overlooks the mews. Excellent transport links from Paddington include the Heathrow Express, Elizabeth, Bakerloo, Circle, District and Hammersmith & City Lines and National Rail. Alternatively the Central Line is equally close at Lancaster Gate St. The green spaces of Hyde Park and Kensington Gardens are only moments away.

LEASEHOLD: ABOUT 152 YEARS REMAINING | SERVICE CHARGE: ABOUT £5,019 p.a | RESERVE FUND: ABOUT £2,510 p.a | GROUND RENT: PEPPERCORN | COUNCIL TAX BAND: F



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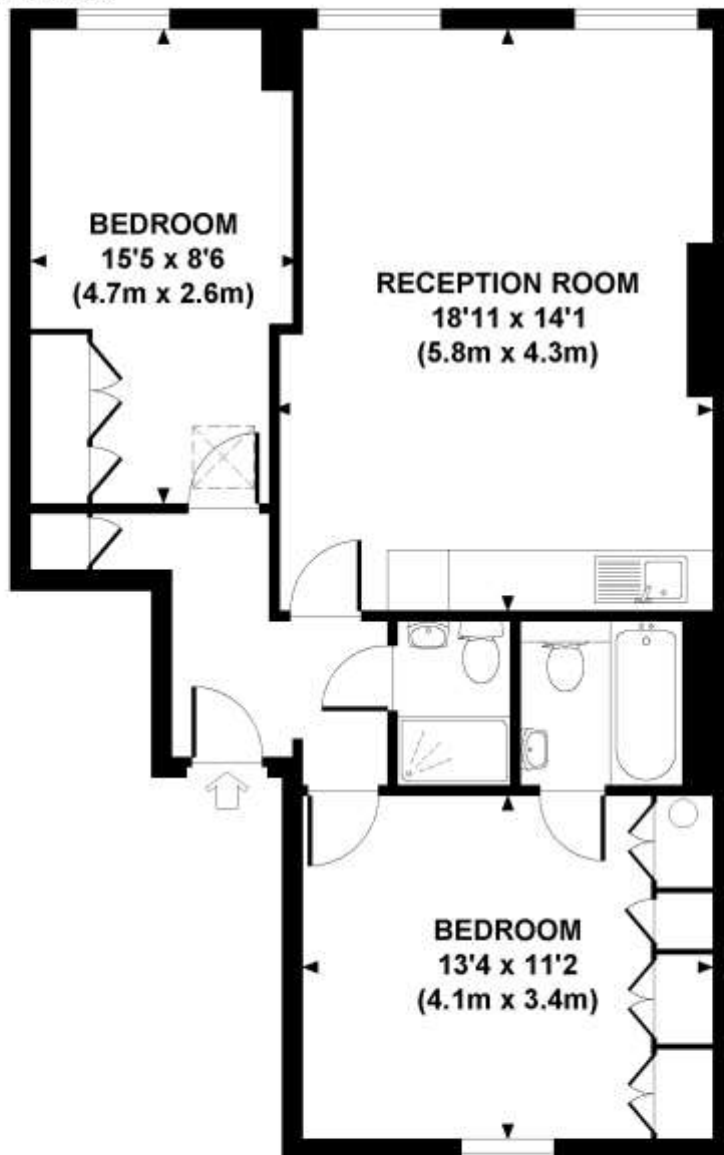


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## HYDE PARK SQUARE, W2

Approx. gross internal area  
662 Sq Ft. / 61.6 Sq M.



### FOURTH FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013. Drawing: Jona Design (www.jonadesign.co.uk) 2010-09-03.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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