



**HYDE PARK SQUARE, HYDE PARK, W2
GUIDE PRICE £895,000 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.

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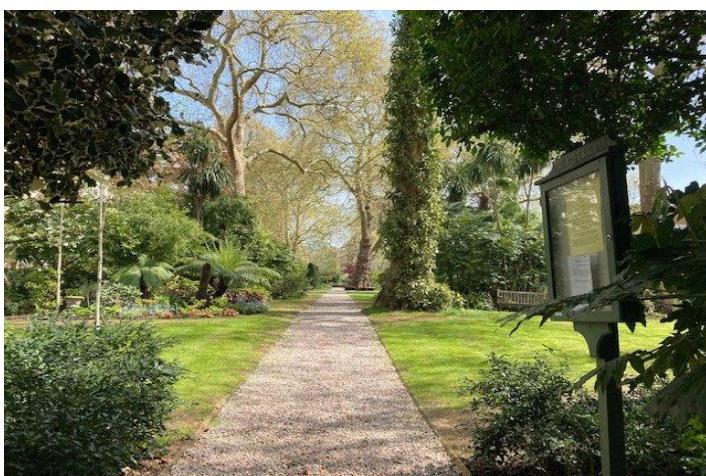
for every step...



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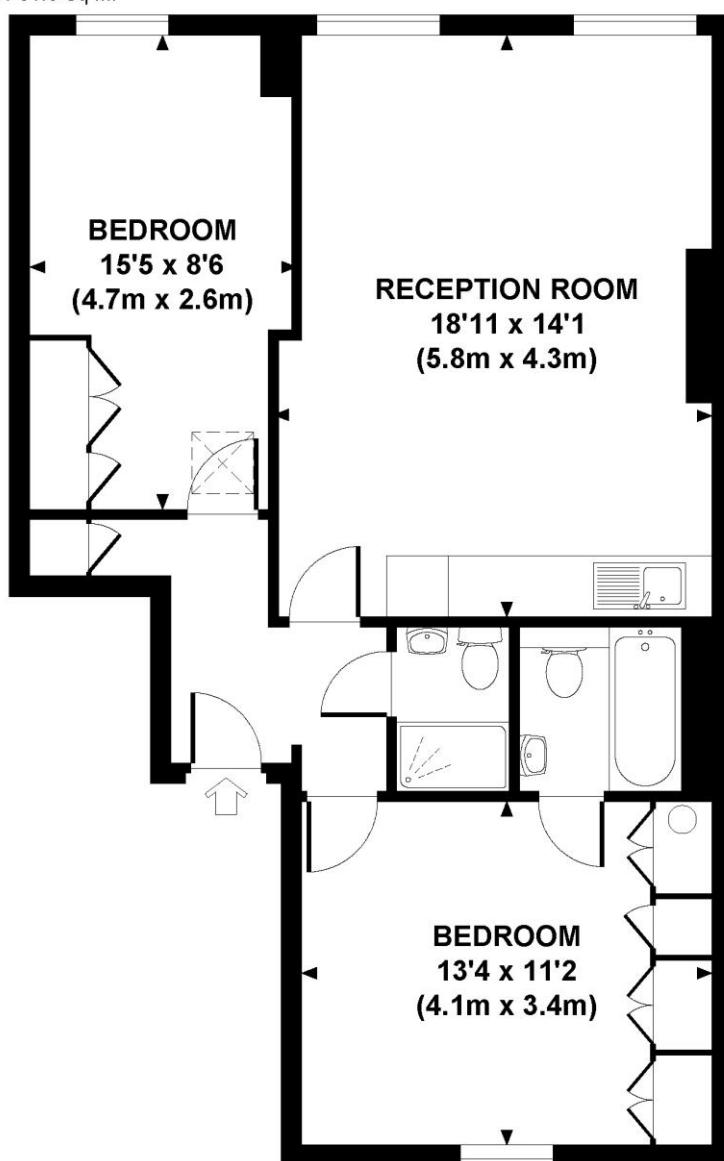
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Approx. gross internal area
662 Sq Ft / 61.6 Sq M.



FOURTH FLOOR



All measurements are approximate and for illustration purposes
only as defined by the RICS Code of Measuring Practice © 2013
Dowling Jones Design www.dowlingjones.com (020 7610 9933)

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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