



CONNAUGHT PLACE

London W2



VIEWS OVERLOOKING HYDE PARK

An attractive first floor, four bedroom apartment, situated in the highly sought after address of Connaught Place.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 986 years remaining

Ground rent: we have been unable to confirm the ground rent

Service charge: £54,000 per annum, next review date 2027

Guide Price: £8,975,000



The apartment has been meticulously designed throughout to the highest possible standard and specification, crafting a truly exceptional home. The apartment extends 3,634 sq ft, benefits from air conditioning, lift access, a porter and features incredible ceiling heights of over 4m throughout.

With eight south facing floor to ceiling windows, the reception / dining room enjoys an abundance of natural light and opens up onto a wonderful terrace overlooking Hyde Park. The modern kitchen also benefits from superb light and volume, with large marble island and top of the range Gaggenau appliances.







The property features a large principal bedroom suite with dressing room and freestanding bath tub, three additional bedroom suites, separate utility room, guest cloakroom, and on the mezzanine level, a large cinema room.



Located on the edge of Hyde Park, London's largest and most famous Royal Park, Connaught Place is situated in a highly sought-after London location, close to the extensive shopping and exclusive restaurants provided by Oxford Street and Connaught Village. Marylebone, Notting Hill, Mayfair and Knightsbridge are also close by and transport links via Marble Arch station (0.2 miles) include the Central Line, with the Elizabeth Line, Jubilee and Central lines accessible via nearby Bond Street Station (0.6 miles).



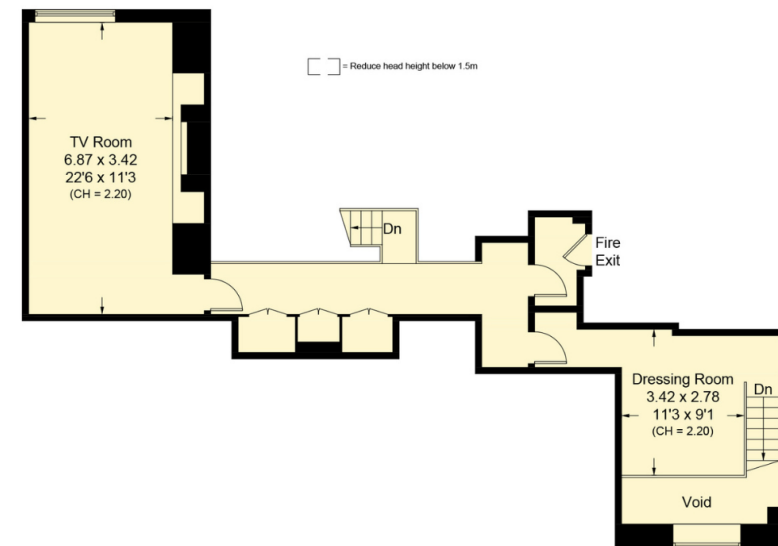






First Floor

Approximate Area = 275.4 sq m / 2964 sq ft
Including Limited Use Area (4.0 sq m / 43 sq ft)



Second Floor

Approximate Area = 62.3 sq m / 670 sq ft

Approximate Gross Internal Area = 337.7 sq m / 3634 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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