



Hyde Park Square, Paddington, W2

Asking Price: £1,185,000

 Benham
& Reeves

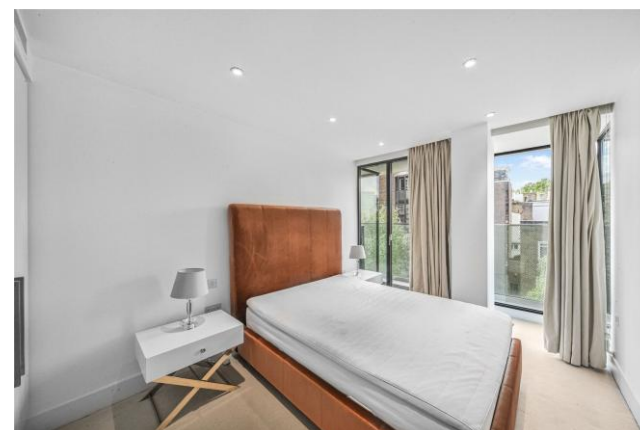
Hyde Park Square, Paddington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish and well-proportioned two bedroom, two bathroom apartment, spanning approximately 926 square feet of living space, located on the third floor of a sought-after residential building overlooking the picturesque Hyde Park Square.

This apartment boasts a spacious double reception room with a private balcony that enjoys abundant natural sunlight, along with a fully fitted modern kitchen. The principal bedroom includes a luxurious en-suite bathroom featuring both a shower and a bathtub. Additionally, there is a second well-proportioned double bedroom and a separate contemporary bathroom for guests or family use. Residents benefit from 24-hour portage, lift access and well-maintained communal areas. The property also offers exclusive access to the stunning private gardens of Hyde Park Square, directly opposite the building.

Hyde Park Square forms part of the prestigious Hyde Park Estate, ideally located for the boutiques, restaurants and amenities of Connaught Village. It also offers easy access to nearby Mayfair, Marylebone, and Notting Hill. The open green spaces of Hyde Park are just 0.2 miles away.





Property Features:

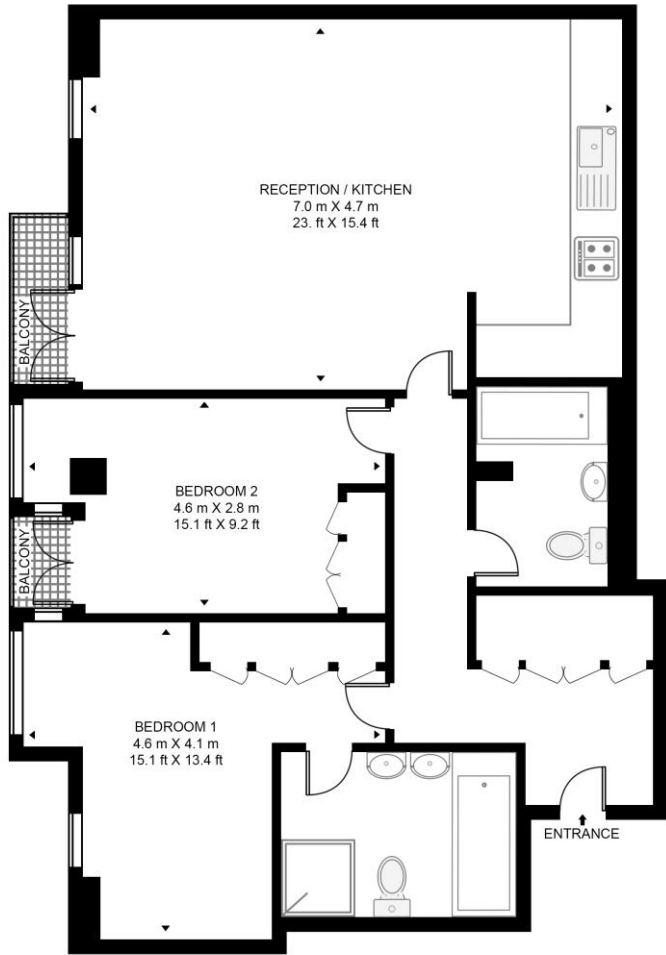
- Two Bedrooms
- Two Bathrooms
- 926 Square Feet (Approximately)
- Third Floor
- Balcony
- Concierge
- Communal Gardens
- Lancaster Gate Station (0.4 miles)
- Marble Arch (0.6 miles)
- Paddington Station (0.4 miles)




Hyde Park Square, Paddington, W2



HYDE PARK SQUARE
APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ.FT (86 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,185,000
Tenure:	Leasehold Expires 21/03/2257 Approximately 231 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2025
Service Charge:	£12,822.00 (per annum) for the year 2025
Anticipated Rent:	£5,000.00 pcm Approx. 5.1 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250106

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

