

# ROKSTONE



## Hyde Park Gardens, Hyde Park W2

This stunning apartment in Hyde Park Gardens is a London Wall development at the heart of Hyde Park Estate, one of London's most sought after addresses. The apartment comprises of a large reception room, boasting high ceilings and a period marble fireplace, a large bespoke Bulthaup kitchen with gaggenau appliances and a dining space, a principal bedroom suite with a dressing room and en-suite bathroom, two further bedrooms one of which has an en-suite, and a family bathroom.

This beautifully crafted property features approximately 1,786 ft<sup>2</sup> (165.92 m<sup>2</sup>) of lateral living space with an abundance of natural light throughout, complete with bespoke furniture and exceptional views over the private communal gardens as well as Hyde Park. Benefiting from an onsite resident porter, lift and parking within this gated development, this apartment provides a rare opportunity to live in this highly desirable and most exclusive development.

The property is ideally located for all the boutique shops and restaurants of Mayfair and the Connaught Village, as well as the green open space of Hyde Park and Kensington Gardens. The apartment also benefits from excellent transport links. It is within a short walking distance from Lancaster Gate Station and Paddington Station. Furthermore, the area is particularly well served by several excellent schools and is considered one of London's prestigious addresses.

**Price £6,250,000**



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## Hyde Park Gardens

Approx. Gross Internal Area 1786 Sq Ft - 165.92 Sq M



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.

### Terms

Local Authority: Westminster City Council

Tenure: Share of Freehold

Lease: 993

Service Charge: £13,910 PA