







Bright two-bedroom apartment with lift access

FULL DETAILS

Flooded with light, this immaculately presented two bedroom apartment is bright and airy and has beautiful views over Hyde Park. Situated on the third floor of this striking period building with direct lift access into the flat.

The property offers a large reception room, a separate kitchen, a spacious master bedroom with en-suite shower room, a study/office area and a family bathroom.

Located in the heart of the Hyde Park Estate, between Lancaster Gate & Marble Arch tube underground stations, and close to Paddington with easy access to the Heathrow express and Elizabeth Line.

PROPERTY FEAUTURES

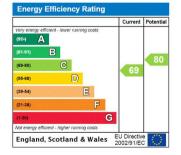
- Two bedrooms
- Lift access
- Lovely views over Hyde Park
- Good storage
- Separate kitchen
- 896sqft / 83.2m2
- Short walk to Marble Arch & Lancaster Gate
- Close to Paddington station (Heathrow Express & Elizabeth Line)

PROPERTY INFO

TENURE

Share of Freehold, 979 years remaining

SERVICE CHARGE £8000 per annum



THIRD FLOOR

TOTAL GROSS INTERNAL FLOOR AREA 896 SQFT / 83.2 SQM

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£200 + VAT), 4 people (£300 + VAT), 8 referending: £30 per person, 8 newal Agreement fee: £50 (including VAT. Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.