

RUSSELL SIMPSON

A bright, three-bedroom apartment
moments from Paddington station

HYDE PARK SQUARE
BAYSWATER W2

Hyde Park Square

£1,200,000

BEDROOMS 3	INTERNAL 935 SQ FT	OUTDOOR 30 SQ FT	COUNCIL Westminster City
BATHROOMS 2	86 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 993 YEARS	GROUND RENT —	SERVICE CHARGE £6,994 P/Y

The Property

A well-proportioned apartment with portorage and garden views

Exiting the lift on the third floor, the entrance hall leads through into a generous reception room, filled with light from its South & East facing windows. French doors draw the eye to the beautiful garden square, as well as leading out to the private balcony. Wooden floors throughout this space provide warmth, and there is ample space for both living and dining. The kitchen is well-appointed with fitted units, positioned conveniently off the main living area.

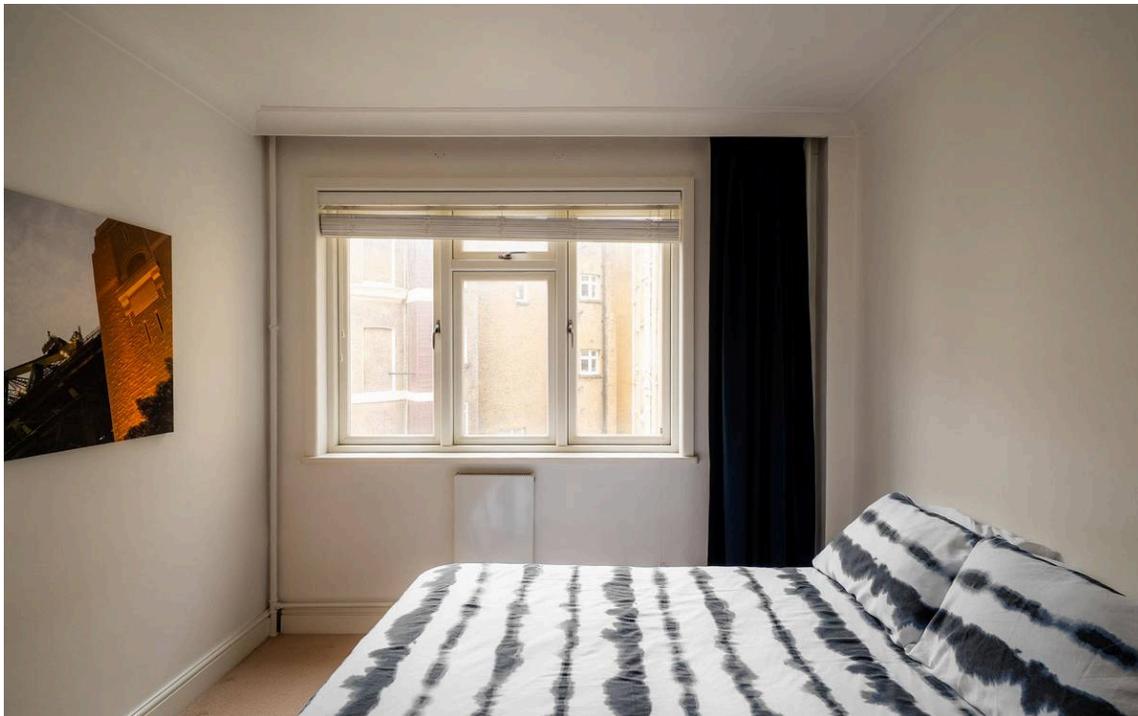




The Bedrooms

The principal bedroom features an ensuite bathroom, as well as excellent built in storage, while the two additional bedrooms are well-proportioned and bright. A separate family bathroom serves these bedrooms.

The property benefits from a balcony overlooking the garden square (to which the apartment has access), as well as private off street parking.





The Neighbourhood

Hyde Park Square is a prestigious garden square moments away from Hyde Park and the Italian Gardens. The location offers excellent transport links with Paddington, Marble Arch and Lancaster Gate stations within easy reach. The area features upmarket boutiques along Oxford Street and the sophisticated dining and shopping of Connaught Village nearby.

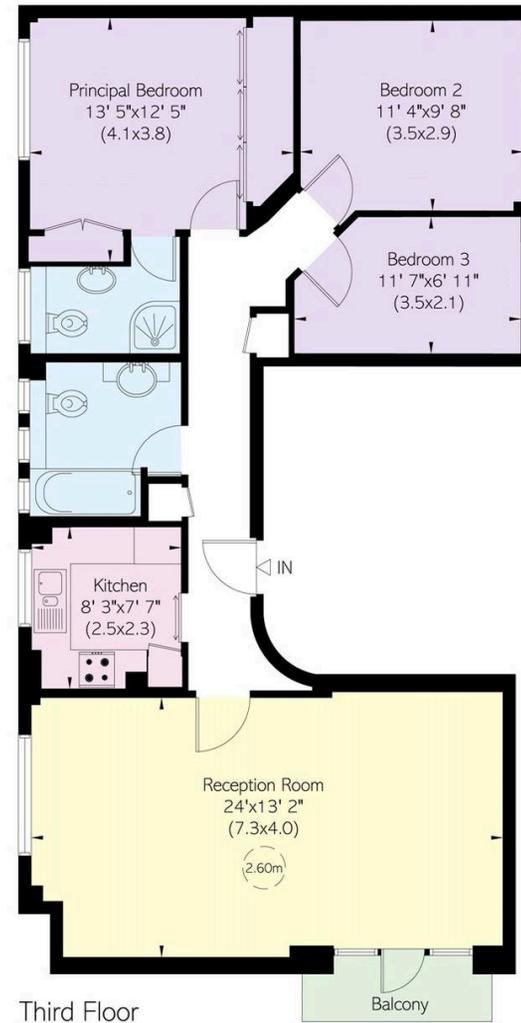
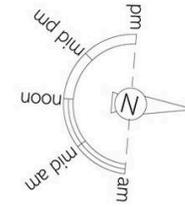
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Approximate Internal Area
935 sq ft/ 87 sq m

Outside Area
30 sq ft/ 3 sq m

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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.



Third Floor

Balcony

**RUSSELL
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