



Kendal Street, Hyde Park, London, W2

Asking Price -£2,025,000
Freehold

 2  2

This property comprises:

- Modern Kitchen
- Bright Dining Room
- Spacious Reception Room
- Master Bedroom With En Suite Bathroom
- 2nd Bedroom With Shower Room

A charming, 2 bedroom Grade II listed mid terraced house in the heart of Connaught Village.

The property spans over 5 floors and is beautifully presented throughout. The approach of the property is fantastic with real curb appeal. The lower ground floor offers a modern kitchen with breakfast bar and utility room. The ground floor offers a dining room with guest cloakroom, leading to the first floor reception room with intricate original cornicing, high ceilings and decorative fireplace. The second floor presents a spacious double bedroom with sleek en suite bathroom. The top floor of this immaculate house offers yet another large bedroom and shower room.

Situated on the leafy Hyde Park Estate the property is situated ideally for the restaurants, cafes and independent store of Connaught Village. Transport links include Paddington Underground Station (Bakerloo, Circle and District & Circle and Hammersmith Lines), Paddington Rail Station (Heathrow Express), Lancaster Gate Underground Station (Central Line) and Marble Arch Underground Station (Central Line). Planned Cross Rail will benefit Paddington Station in 2021.


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure:
Freehold

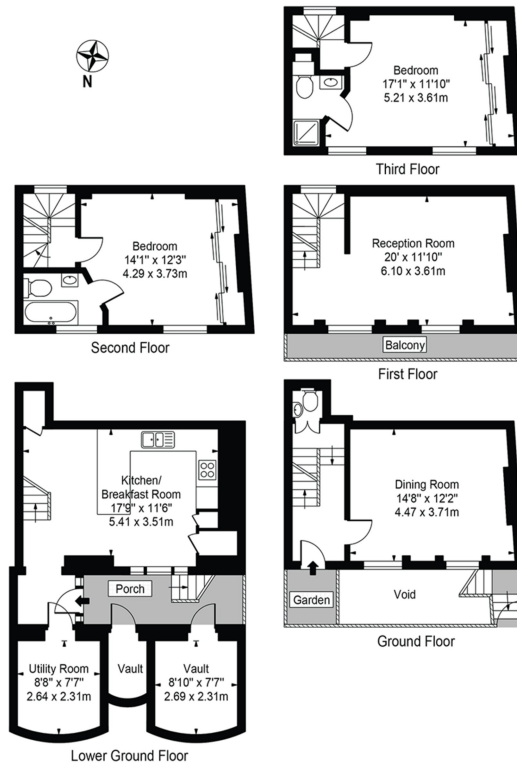
Price:
£2,025,000

Approximate Gross Internal Area
119.9 sq m / 1291 sq ft

Hyde Park

Kendal Street, Hyde Park, London, W2

Kendal Street
Approx. Gross Internal Area 1291 Sq Ft - 119.94 Sq M
(Excluding Vaults)
Approx. Gross Internal Area Of Vaults 87 Sq Ft - 8.08 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.

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