



Georgian Townhouse on a Prestigious Garden
Square

CONNAUGHT SQUARE

HYDE PARK ESTATE, W2

Asking Price
£6,500,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £6,500,000	Square Footage 3595
Council Tax Band H	EPC D
Tenure Freehold	

A charming Grade II Listed Georgian Townhouse, magnificently restored and located on a prestigious Garden Square beside Hyde Park.

The property enjoys a prime central position on the east side of the Square with commanding westerly views over the beautifully kept residents' garden, which offers a wide expanse of lawn, a variety of planting, magnificent trees and a children's playground, all for the exclusive use of the Square's residents.

The transport links on offer are outstanding. The Central Line at Marble Arch and the Circle, District, Bakerloo and Hammersmith & City Lines at Edgware Road are within a few minutes' walk, providing convenient access to all parts of Central London and beyond. The Elizabeth Line at Paddington and Bond Street stations and the Heathrow Express at Paddington are also within easy walking distance.

Connaught House and Wetherby, two of the best junior schools in London, are located on the corner of Connaught Square and on nearby Bryanston Square respectively.

FEATURES

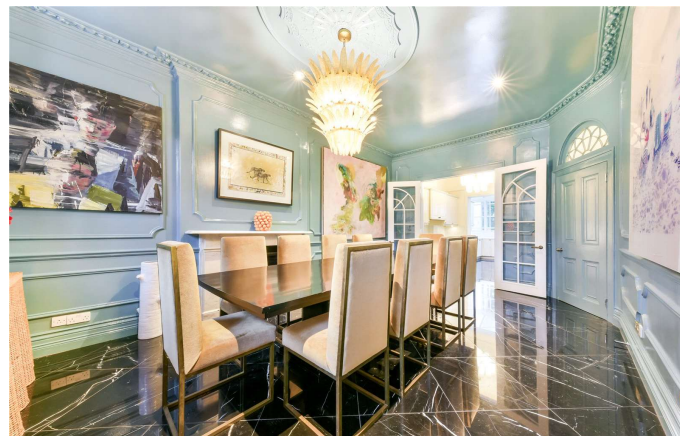
- Seven Bedrooms
- Two Reception Rooms
- Three Bathrooms
- House
- Terraced
- Balcony
- Communal Gardens
- Patio

LOCATION



HYDE PARK SALES
24-25 Albion Street, W2 2AX

020 7262 2030
sales.hydepark@bhhs-london.com



FLOORPLAN

CONNAUGHT SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3430 SQ FT - 318.70 SQ M
(EXCLUDING VAULT 1 & 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF VAULT 1: 74 SQ FT - 6.92 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF VAULT 2: 74 SQ FT - 6.85 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.