



BATHURST STREET

HYDE PARK, W2

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON



This distinguished three-bedroom, three and a half bath lateral apartment is situated on the first floor of a Grade II Listed building that was comprehensively renovated a decade ago.

The expansive reception room is particularly notable, featuring three French-style windows measuring 11.5 feet, which illuminate the space with abundant natural light and provide picturesque views towards Sussex Square. Each bedroom is equipped with its own bathroom and built-in wardrobes. One bedroom includes a spiral staircase leading to a private roof terrace at the rear.

The third bedroom, currently functioning as a home office, can be readily converted back into a bedroom, offering adaptable living space to meet diverse requirements.

Outside, the property boasts a private balcony and a large terrace, ideal for al fresco relaxation or entertaining guests. Finished to an exceptional standard, the apartment is furnished with premium fixtures and fittings, ensuring both elegance and comfort. Moreover, air conditioning is installed in the principal rooms.

Perfect for those seeking contemporary living in a well-connected locale, this apartment offers a harmonious blend of complete quiet privacy and convenience. Located within close proximity to the shops and dining establishments of Connaught Village and the green spaces of Hyde Park, the property also benefits from excellent transportation links, including Lancaster Gate (Central Line) underground station and Paddington Station, which provides access to Heathrow Express, Network Rail and underground services.

FEATURES

3 bedrooms Residents' Parking

1 Reception Room Air Conditioning

3.5 Bathrooms High Ceilings

Roof Terrace / Balcony Period Features

PROPERTY DETAILS

Guide Price £3,750,000 **Square Footage** 1,764 Sq Ft. Approx **Ground Rent** £0,00

EPC Rating D **Council Tax Band** G **Service Charge** £12,613 PA

Tenure Share of Freehold









FLOOR PLAN - BATHURST STREET, W2



Approximate Area = 163.9 sq m / 1764 sq ft
Including Limited Use Area (7.1 sq m / 76 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.



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