

An Exceptional Freehold Townhouse Near Hyde Park

KENDAL STREET

HYDE PARK, W2

Offers In Excess Of £2,000,000



PROPERTY DETAILS

Guide Price £2,000,000	Square Footage 1,413
Council Tax Band G	EPC E
Tenure Freehold	

Offered in exceptional condition, this two bedroom, two bathroom freehold house is located at the heart of Connaught Village, just moments from Hyde Park. The property is well laid out over five floors, with charming period features and floor to ceiling sash windows to the first floor reception room. Kendal Street is ideally situated in leafy Connaught Village with numerous boutique shops, restaurants and cafes and all the amenities of the West End, Notting Hill and Marylebone nearby. The local transport links are outstanding with Marble Arch (Central Line) and Paddington Stations (multiple Underground lines, National Rail, Heathrow Express and soon to be Crossrail) located within a short walk of the property.

FEATURES

Two Bedrooms Two Reception Rooms Two Bathrooms Period Terraced

LOCATION



HYDE PARK SALES

24-25 Albion Street, W2 2AX

020 7262 2030 sales.hydepark@bhhslondon.com









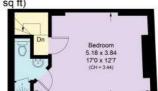




Kendal Street, W2

Approximate Area = 119.4 sq m / 1286 sq ft Vault / External Store = 7.6 sq m / 82 sq ft Total = 127.0 sq m / 1368 sq ft

Including Limited Use Area (3.3 sq m / 35 sq ft)

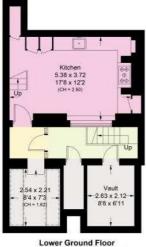


= Reduce head height below 1.5m

Bedroom
4.34 x 3.76
14'3 x 12'4
(OH + 2.69)

Second Floor
Approximate Area = 22.1 sq m / 238 sq ft

Third Floor proximate Area = 22.3 sq m / 240 sq ft



Dn Reception Room 4.42 x 3.70 1.46 x 1.22 (CH = 3.04)



Approximate Area = 29.7 sq m / 320 sq ft Including Limited Use Area (3.3 sq m / 35 sq Ground Floor
Approximate Area = 23.2 sq m / 250 sq ft

First Floor
Approximate Area = 22.1 sq m / 238 sq f

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

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.

