

## Hyde Park Place, Westminster, London, W2

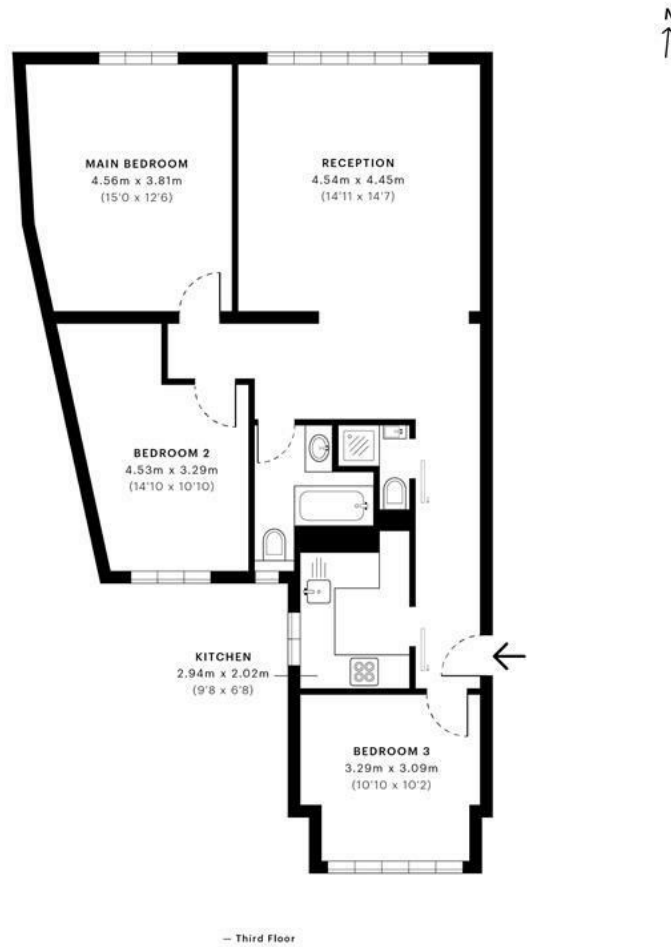
£795 Per Week\* Fees Apply

**VIDEO VIEWING:** This beautifully refurbished three bedroom third floor (with lift) apartment has excellent views overlooking Hyde Park. Comprises three spacious double bedrooms with built in storage, two bathrooms, separate fully integrated kitchen and a spacious open plan reception room with dining area. Benefits from lift access, wood flooring, lots of natural light, large windows with secondary glazing and access to porter.

This professionally managed property is offered furnished with heating and hot water included in the rent, suitable for sharers or a family.

The flat is ideally located on Hyde Park Place on the north east boundary of Hyde Park and is only a short walk from both Lancaster Gate and Marble Arch tube stations along with all of the amenities of Oxford Street.

- Three Double Bedrooms
- Two Modern Bathrooms
- Separate Kitchen
- Extra Large Open Plan Reception
- Large Windows With Secondary Glazing
- Heating & Hot Water Included
- Overlooking Hyde Park
- Short Walk To Both Lancaster Gate & Marble Arch Tube Stations



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
89.46 sqm / 962.94 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
84.56 sqm / 910.20 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 91.53 sqm / 985.22 sqft  
IPMS 3C RESIDENTIAL 86.63 sqm / 932.48 sqft

srz id: 600e305e326c090dce48a7fd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply