



Viewings by appointment
0207 483 2611

abbey
properties

Hyde Park Square, W2 2JZ

£2,300 *fees apply

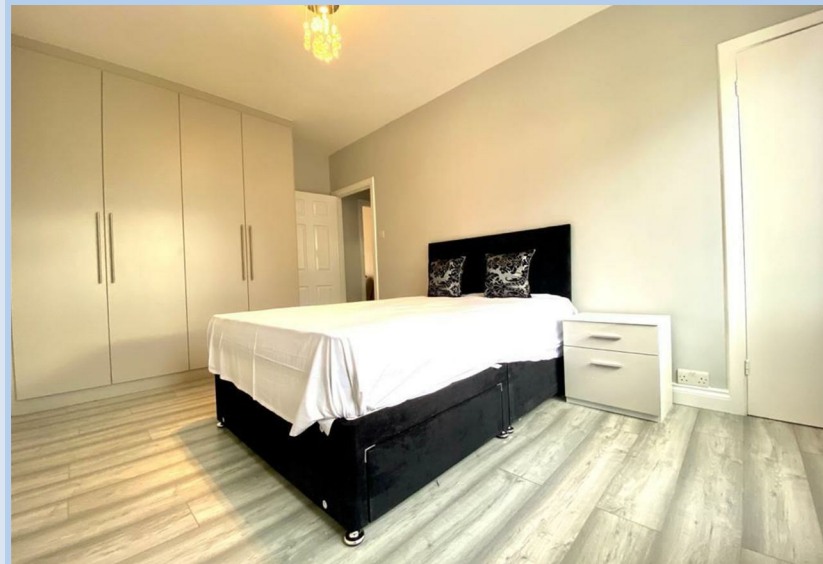


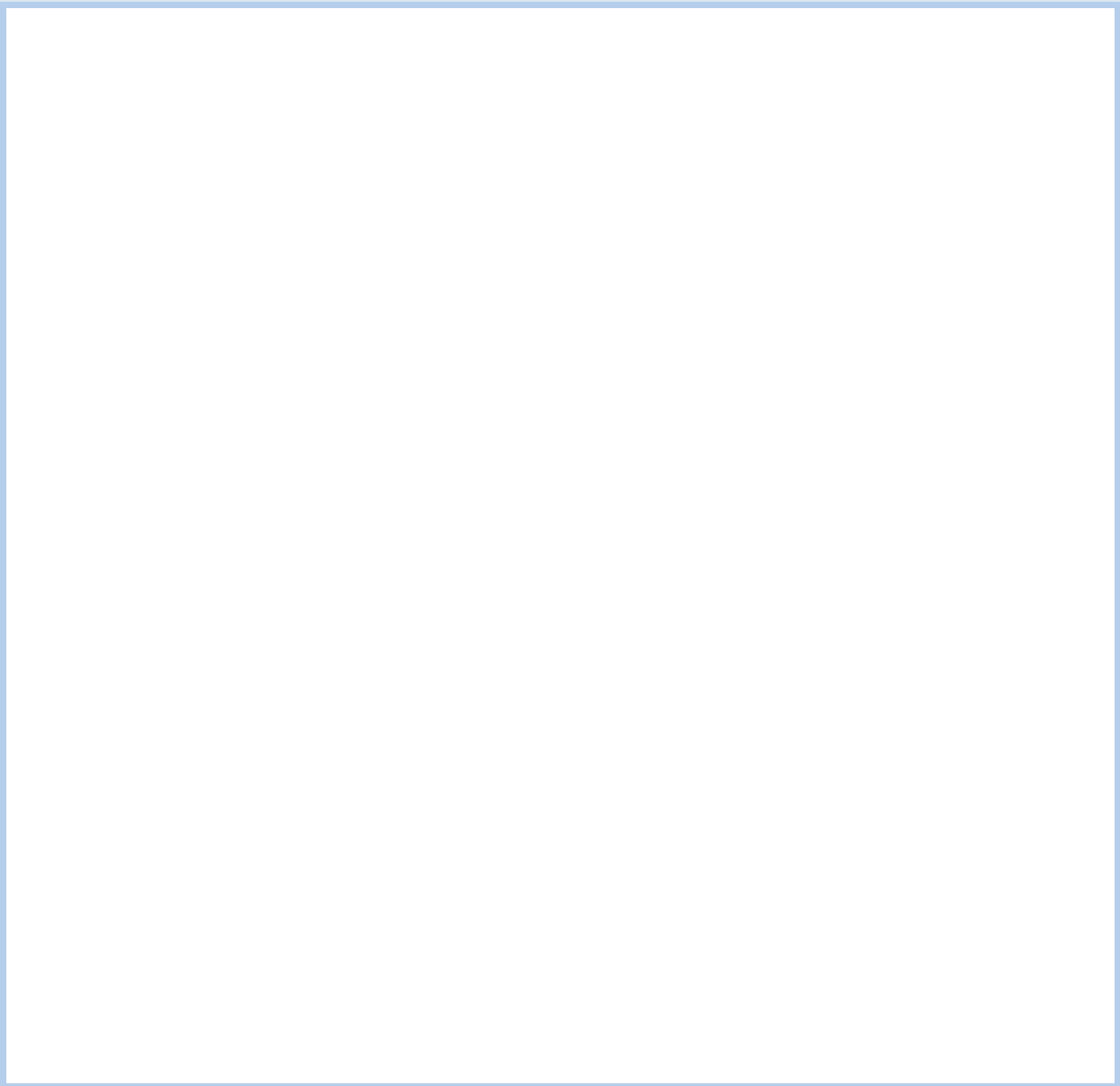
A brand newly refurbished two double bedroom apartment situated on a desirable square with access to gated shared garden.

The property benefits from its own porter, wooden floors, cotemporary décor, high spec integrated kitchen, Italian styled bathroom and modern furnishings through.

Hyde Park Square is one of the most exclusive postcodes in the area and benefits from access to the private communal garden. The flat is a stone's throw to Hyde Park and all the amenities Connaught Village has to offer.

Transport: Marble Arch (Central line), Edgware Road (Circle line) and Paddington (Bakerloo, Circle, District, Hammersmith and City Lines); as well as Paddington mainline railway station, providing city, national, international connections via the Heathrow Express and soon to be Crossrail services





- Two double bedroom
- A turn away from Hyde Park
- Wooden floors
- Modern Furnishing
- Access to garden square
- Newly refurbished
- Contemporary decor
- Close to transport



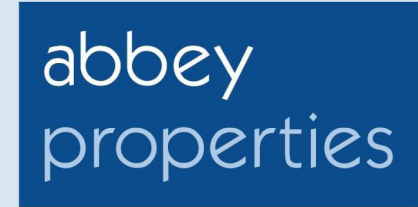
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

