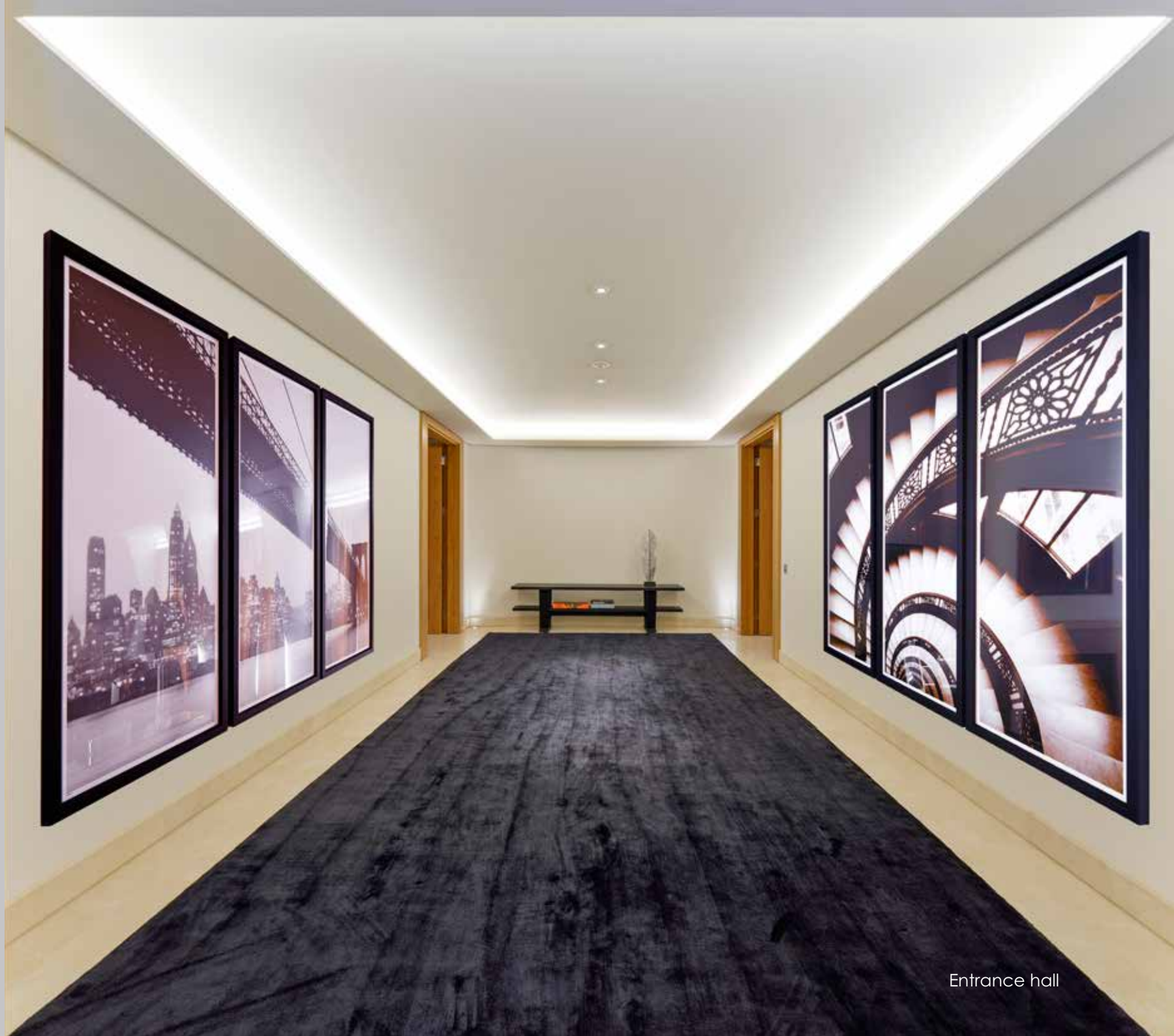


ONE HYDE PARK

LONDON SW1



Entrance hall



Drawing room

An outstanding 5 bedroom, 7th floor apartment located in One Hyde Park, the first European Residences at Mandarin Oriental and one of the most exclusive addresses in the world.

The apartment is arranged over the entire 7th floor and provides generous entertaining rooms together with five bedroom suites.

One Hyde Park comprises 86 apartments set out over 4 pavilions and was designed by the pre-eminent architectural practice Rogers Stirk Harbour and Partners with an unrivalled location and views. Its unique location, with the elegance and excitement of bustling Knightsbridge to the south and the glorious romance and serenity of Hyde Park to the north, offers an incomparable London living experience for those who want the ultimate in elegance, peace and style.

ACCOMMODATION

Entrance hall | Drawing room | Sitting room | Dining room
Media room | Study | Kitchen | Chef's kitchen | Laundry room
2 cloakrooms | Master bedroom | 2 dressing rooms | 2 bathrooms
En suite | 4 further bedrooms and bathrooms en suite | Balcony
Underground Parking for 2 cars | Wine storage room

AMENITIES

Full concierge service | Leisure facilities including cinema, spa, conference/function room | Golf simulation | Library



Inner hall leading to entertaining area



Kitchen breakfast room



Chef's kitchen



Study



Sitting room



Dining room



Media room



Master bedroom



Master sitting room



Dressing room



His bathroom



Her bathroom



Guest bedroom and dressing room



Bedroom 4



Bedroom 3

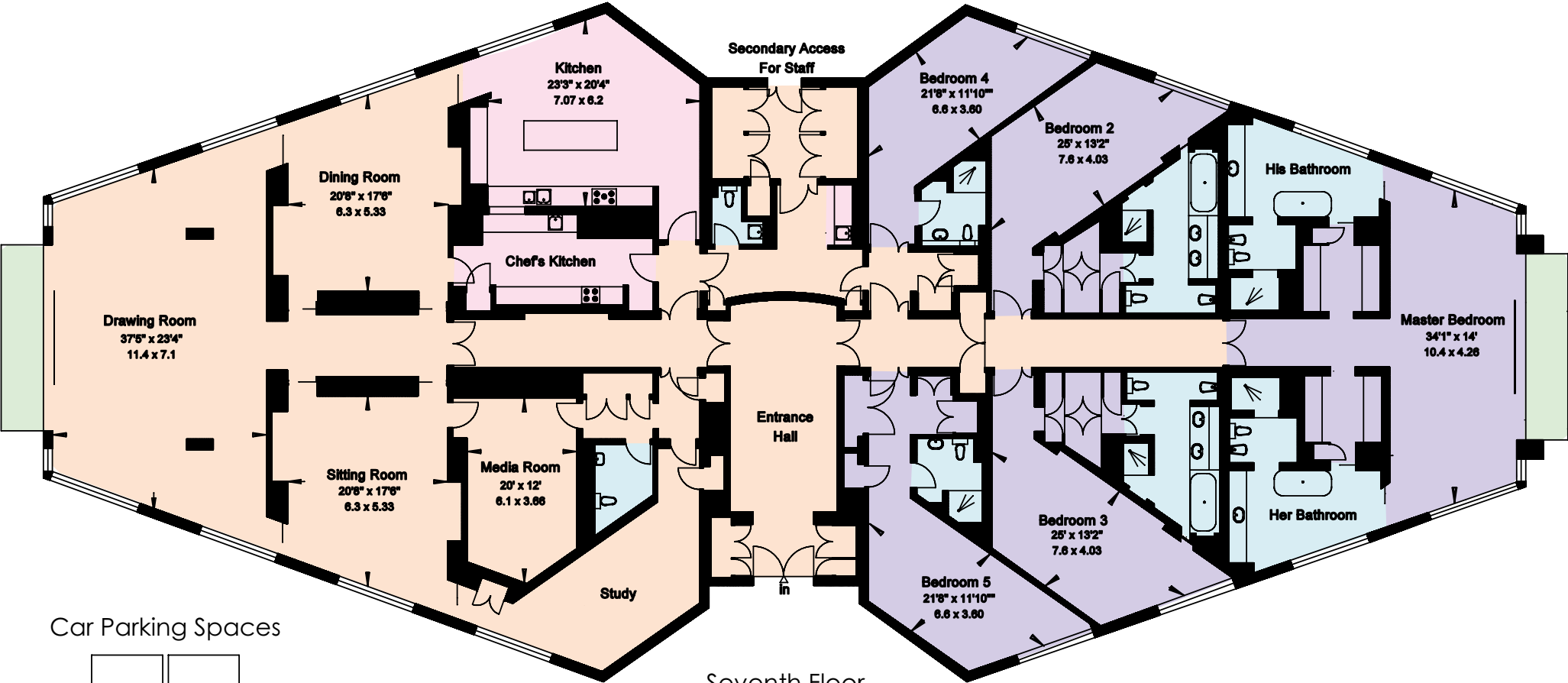




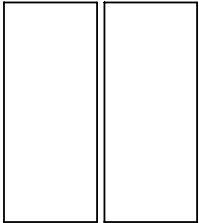




Gross internal area
781 sq metres
8,412 sq feet



Car Parking Spaces



Seventh Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TERMS

Tenure: 999 year Lease from 27 November 2006

Ground Rent: £6,500 per annum, doubling every 25 years

Service Charge: £161,000 per annum approx.

Local Authority: City of Westminster

Price on Application



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated June 2015. Photographs dated May 2015.

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