

OXFORD SQUARE

Hyde Park W2



A bright and spacious mid terraced contemporary style town house with excellent open plan entertaining space, a large integral garage with electric door and direct access on to two beautifully maintained private communal gardens.

With Lutron mood lighting, air conditioning to the principal rooms, bespoke joinery, Cat 5 wiring and a Bose integrated music system to the 1st and 3rd floors, the house has a wonderful entrance hall with underfloor heating and a sweeping staircase up the first floor.

The reception room is light and airy and leads through to the open plan dining room/kitchen. The kitchen features a breakfast bar with Silestone counter top, built-in Miele appliances and bespoke matched veneer doors. A door leads out to the private resident's garden to the rear. The second floor has three bedrooms, all with ample built-in wardrobes; one has a walk-in wardrobe and an en suite bathroom. There is also a family bathroom. The master bedroom on the third floor has excellent built-in storage and there is a shower/steam room. Bedroom five has doors out to a terrace overlooking the gardens of Oxford Square.

Benefiting from a CCTV system and alarm, a Grundfos pressurised water system, large utility room and guest cloakroom on the ground floor, there is also additional off street parking to the front of the house for 2 cars.

Accommodation and Amenities

**4/5 bedrooms ♦ 2 bathrooms ♦ Shower/steam room
♦ Reception room ♦ Kitchen/dining room ♦ Utility room ♦
Cloakroom ♦ 3 terraces ♦ Balcony ♦ Integral garage**

Situation

Oxford Square is located close local amenities of Connaught Street and the world renowned shops of the West End. The green open spaces of Hyde Park are a mere 0.2 miles away. Local transport links include Marble Arch underground and Paddington mainline and underground stations.

Terms

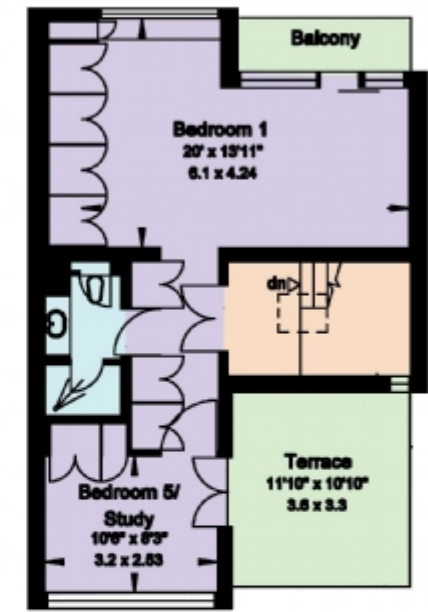
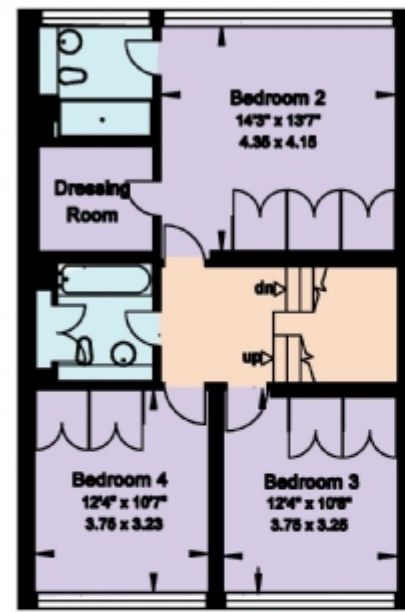
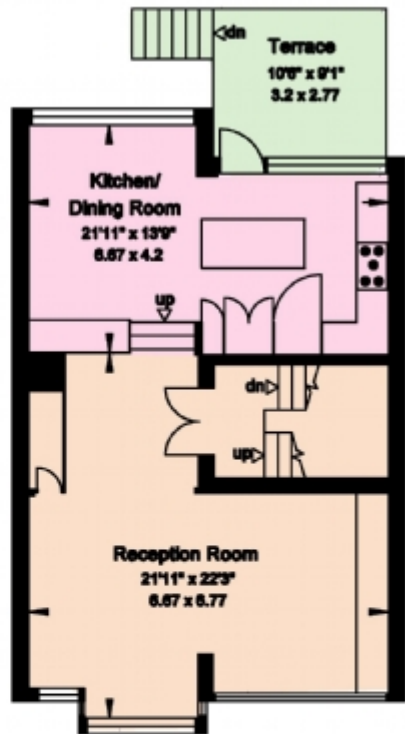
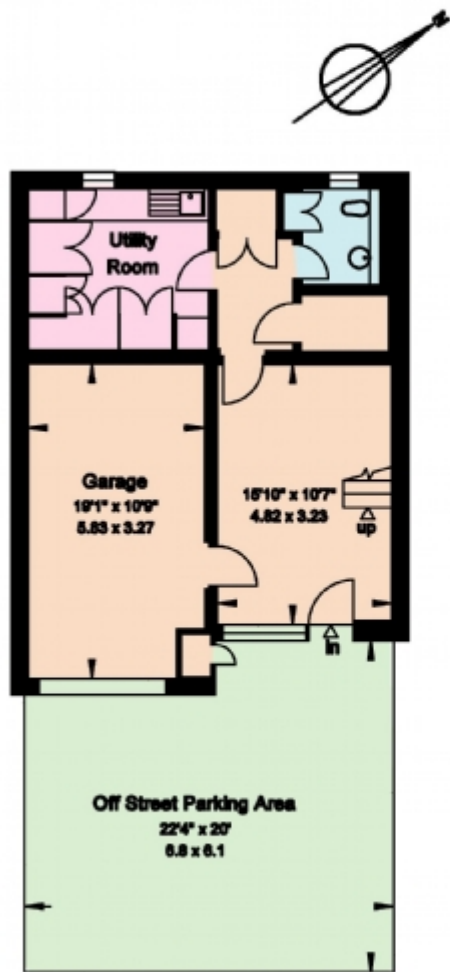
Tenure: Leasehold

Local Authority: City of Westminster

Guide Price: £2,950,000







APPROXIMATE GROSS INTERNAL FLOOR AREA
247 sq m (2,661 sq ft)

| Energy Efficiency Rating | | |
|--------------------------|--------|-----------|
| Band | Score | Potential |
| A | 92-100 | 92 |
| B | 81-91 | 87 |
| C | 69-80 | 61 |
| D | 55-68 | |
| E | 39-54 | |
| F | 21-38 | |
| G | 1-20 | |

England & Wales

020 7871 5060

1 Craven Terrace
London W2 3QD
hydepark@knightfrank.com



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