


15

HYDE PARK GARDENS

HYDE PARK

W₂



HYDE PARK GARDENS PRESENTS A
RARE OPPORTUNITY TO ACQUIRE AN
UNMODERNISED APARTMENT WITH
BREATH TAKING SOUTH FACING
VIEWS DIRECTLY OVER HYDE PARK.

HYDE PARK GARDENS IS LOCATED
OPPOSITE HYDE PARK AND IS THE
PREMIER ADDRESS IN W2.

HYDE PARK GARDENS

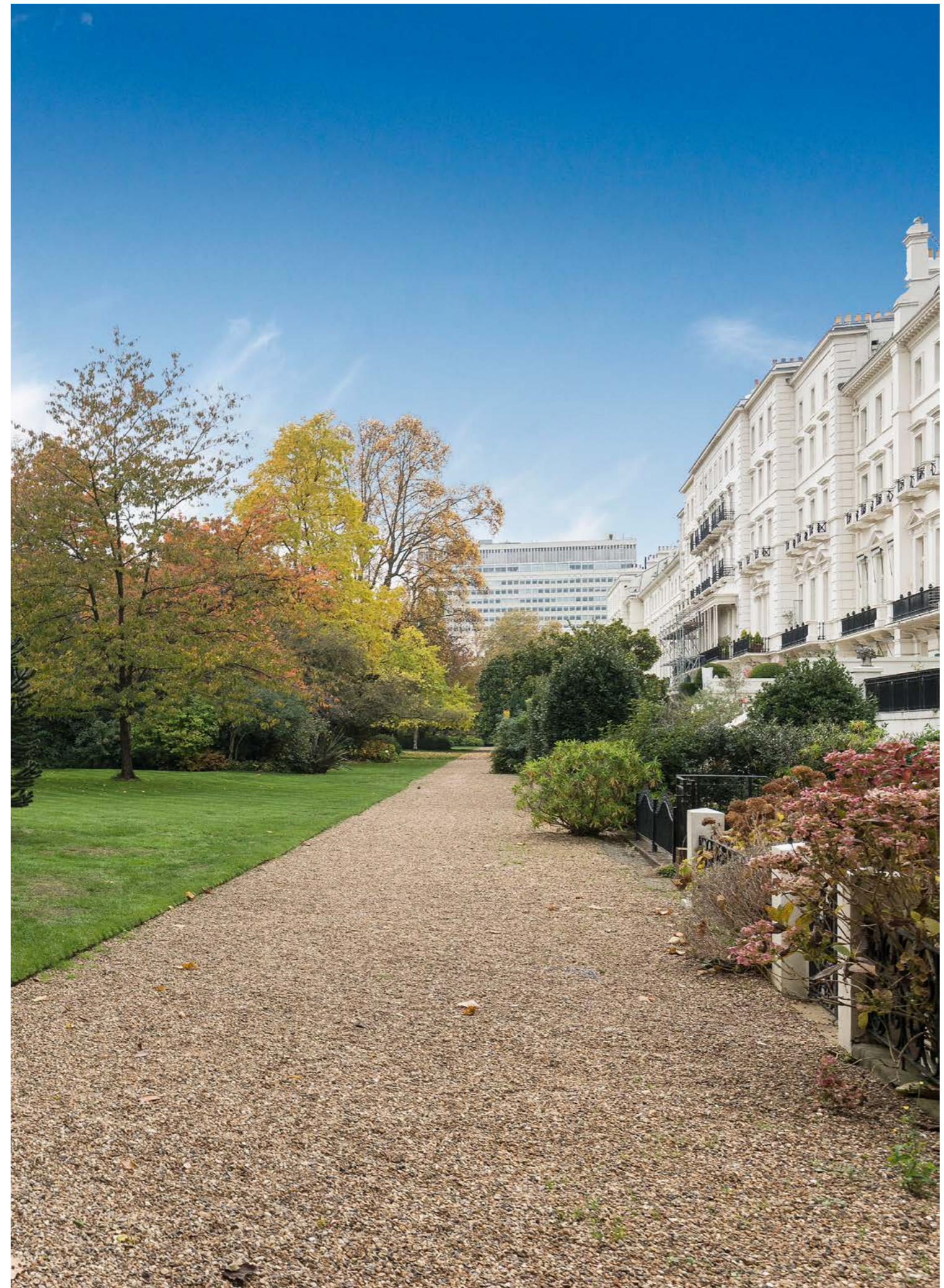
HYDE PARK W2

Hyde Park Gardens is an impressive terrace of grand, stucco faced town houses dating back to 1836, designed by architect John Crake. The main façade faces south, overlooking landscaped gardens and Hyde Park. The terrace has been designated a Grade II listed building by English Heritage and lies within the Bayswater Conservation Area.

Set over the second and third floor of this grand Grade II listed building, Hyde Park Gardens offers spacious living areas with high ceilings and six large windows offering spectacular views over the gardens and beyond.

There is potential for the development of a stunning open plan contemporary living space on the second floor and five generously-sized bedrooms on the third floor, extending the apartment to some 6,000 sqft of lateral living space with direct lift access to the apartment. The master suite is perfectly positioned with views of the gardens, Hyde Park and London's skyline. The residents of Hyde Park Gardens benefit from direct access to the large, well maintained private gardens which are among the most beautiful in London and have regularly won awards.

Underground links can be found at Lancaster Gate and Marble Arch (both Central line) and Paddington (Bakerloo, Circle and District lines). Paddington Railway Station provides access to Heathrow Express and Network Rail and is well positioned for the imminent arrival of Crossrail in 2019.





KENSINGTON
PALACE

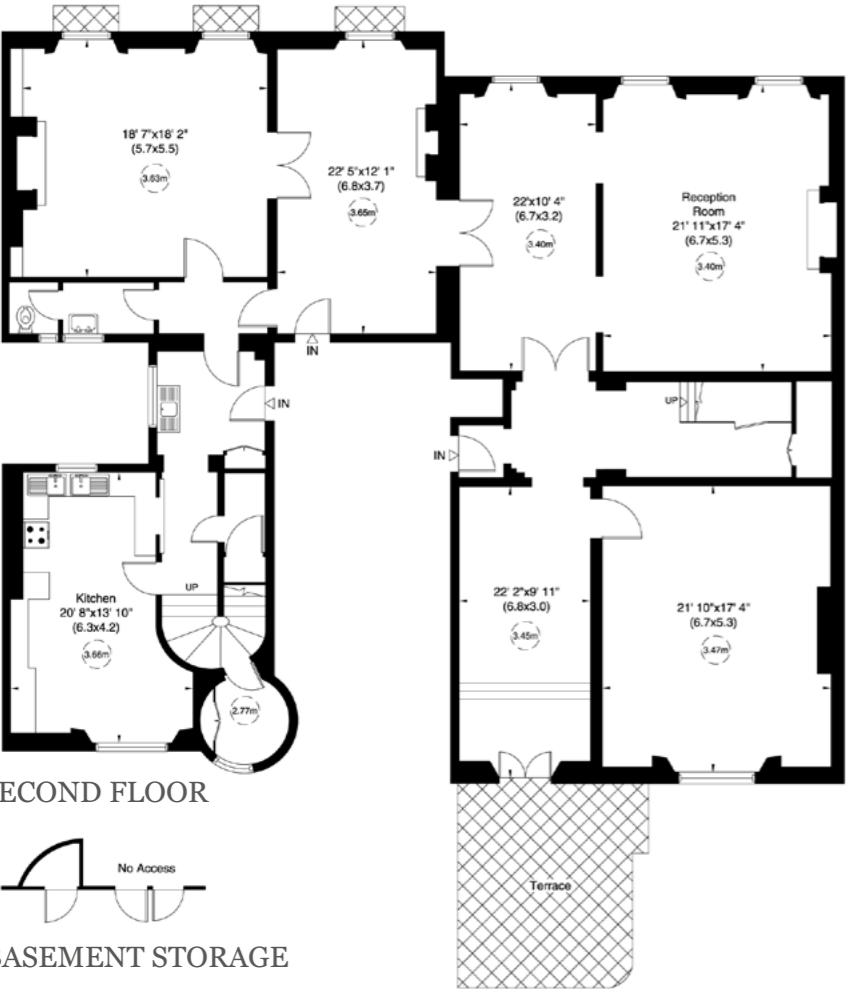
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EXISTING FLOORPLAN



Gross Internal Area Approx. 5,643 sqft (524 sqm)
Basement Storage Gross Internal Area Approx. 11 sqft (1 sqm)



Not to Scale



BASEMENT STORAGE



THIRD FLOOR

15
HYDE PARK GARDENS

HYDE PARK W2



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HYDE PARK W2

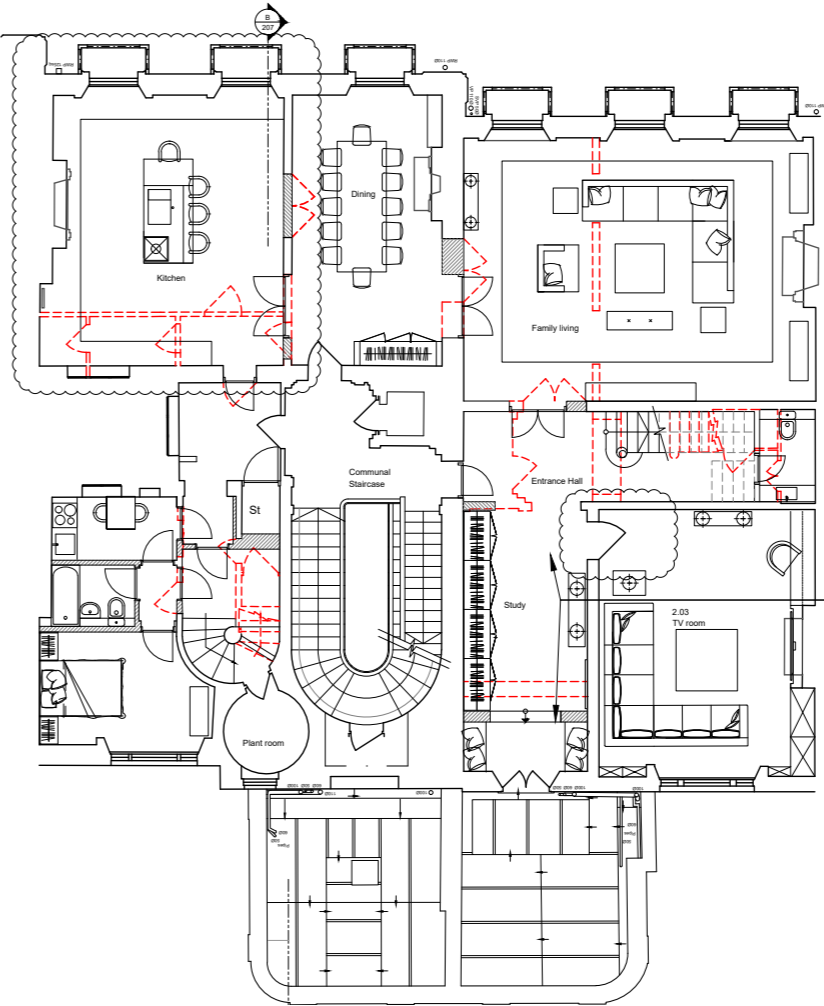


Computer Generated Images

PROPOSED FLOORPLAN

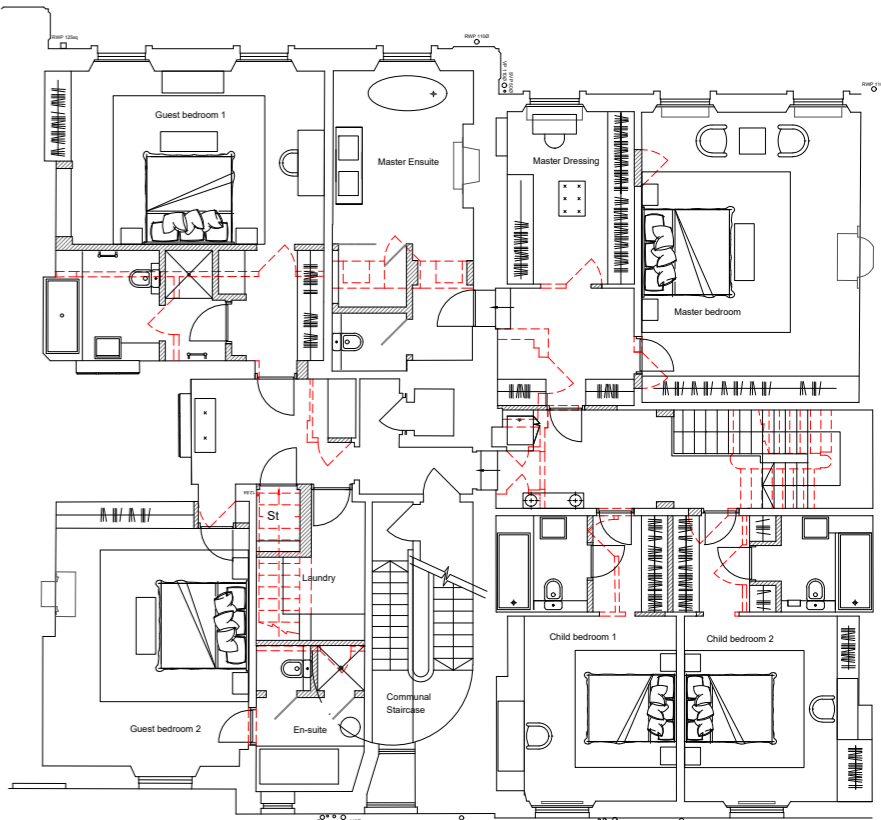
Planning in place to extend the apartment to six ensuite bedrooms, two reception rooms, Dining room, kitchen/breakfast room and a Study.

--- Dashed red line signifies demolition
New walls proposed



SECOND FLOOR

Not to Scale



THIRD FLOOR



TERMS

Tenure Leasehold Approx. 98 years remaining

Price on application

(Property benefits from a reduced VAT rate on construction)

Viewing By appointment with the owners agents Beauchamp Estates.

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