



Albion Gate, Albion Street, Hyde Park W2

Asking Price £1,875,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A stylish, lateral apartment set on the fifth floor (with lift) of this popular portered block opposite Hyde Park. The spacious (approximately 1,309 sqft /121 sqm) accommodation comprises an entrance hall, double reception room, kitchen, utility room, 3 bedrooms, 2 bathrooms & balcony.

The property has views of Hyde Park, and is walking distance to the shops and cafe's on Connaught Street also has great access to Marble Arch, Oxford Street and Park Lane. Heating and Hot Water included in service charge.

Entrance Hall : 3 Bedroom : 3 Bathroom : 4th Floor : Lift : Porter : Westminster Council Band G : EPC Rating D

*NB Marketing Photos Taken From Before Current Tenancy Commenced, set to end on 27.04.26.

Key Features

- 24 HOUR PORTER
- 5TH FLOOR WITH LIFT
- NEXT TO HYDE PARK
- EASY WALK TO CONNAUGHT VILLAGE
- BALCONY
- SOUGHT AFTER BUILDING

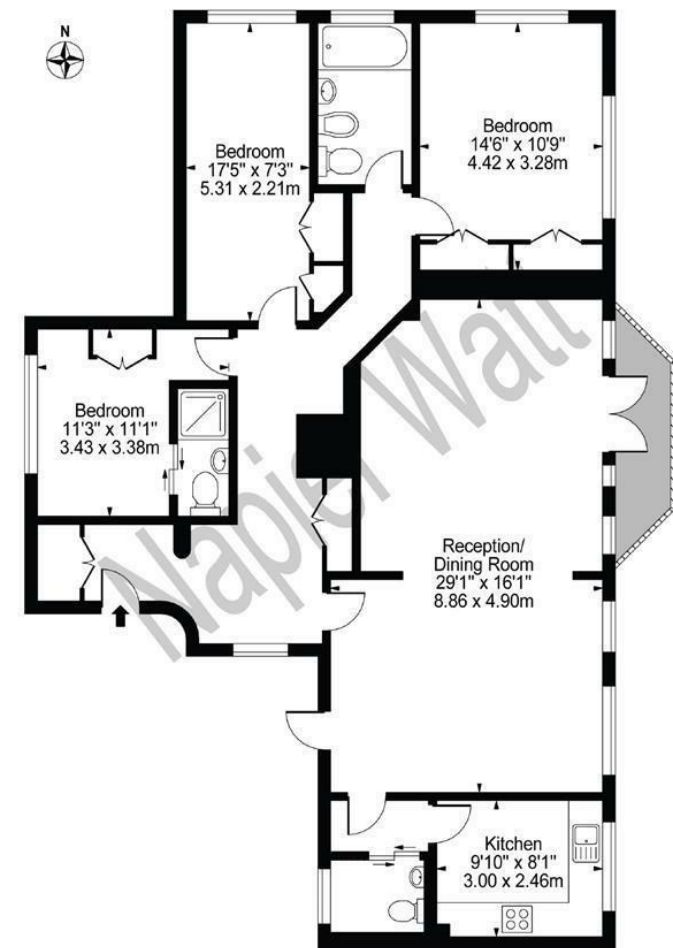
Terms

Leasehold: 98 Years Remaining.

Service Charge: £8,587.64 Per half year inc reserve fund

Albion Gate

Approx. Gross Internal Area 1309 Sq Ft - 121.61 Sq M



Fifth Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.