



HAMPSHIRE HOUSE,  
HYDE PARK, W2  
Price On Application Leasehold

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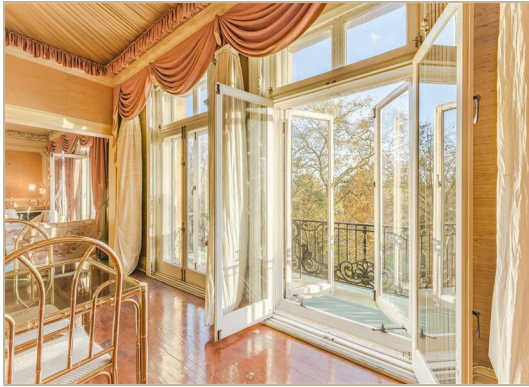
**NAPIER WATT**  
PROPERTY CONSULTANTS



## Description

Napier Watt are pleased to offer this huge unmodernised apartment offering incredible potential. Set on the third floor of this prestigious purpose built block built in 1889 and set directly opposite to Hyde Park and within easy reach of the Marble Arch and Oxford Street. Internally the property is in need of total renovation, and offers approximately 3,225 sqft/299 sqm of accommodation. Currently laid out with

Entrance Hall, Reception Hallway, Two Inter Connecting Reception Room, Kitchen/Breakfast Room, Master Bedroom with Ensuite Bathroom and Walk Through Wardrobe, An Additional Ensuite Bedroom, Two Further Bedroom, Box Room, Two Bathrooms, Utility Rooms and Balcony To Two Sides.



## TERMS

Leasehold 84 years  
 Service charge is approx £24,000PA

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.