



10, Hyde Park Square,  
, W2

Asking Price £4,350,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

An outstanding three bedroom lateral apartment, situated on the second floor of a beautiful white stucco fronted building, with exceptional views over Hyde Park Square. This spacious apartment has been finished to the highest specification throughout, and benefits from lift access and residential porter. The apartment is entered by a beautiful entrance hall with impressive marble flooring, at the end of which is a stunning reception room with large bay windows overlooking Hyde Park Square, allowing for an abundance of natural light to fill the room.

The apartment benefits from access to the private communal gardens as well as an underground parking space.

3 Bedrooms : En Suite Shower Room : En Suite Bathroom : Shower Room : Reception Room : Dining Room : Kitchen : Porter : Communal Gardens : Lift : Parking

## Key Features

- LIFT 3RD FLOOR
- 50M CONNAUGHT VILLAGE
- EASY ACCESS TO HYDE PARK
- SECURE UNDERGROUND PARKING
- VIEWS OVER GARDEN SQUARE
- HIGH CEILINGS
- PORTER

## Terms

Leasehold: Expires on 19 December 2173 ie 148 years

Service Charge : £18,650

EPC C



Second Floor

Approx Gross Internal Area 1934 Sq Ft - 179.67 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 016971

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.