



4 Connaught Place,  
Marble Arch, W2

Asking Price £795,000, Leasehold

NAPIER WATT

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## Description

Sole agents Napier Watt are pleased to offer for sale this well appointed and arranged one bedroom apartment set within a recently refurbished and converted white stucco fronted property.

The property is amazingly centrally located within 100m of Marble Arch, Hyde Park, 200m of Oxford Street and Connaught and Portman Villages.

Internally the property offers 547 sqft / 51sqm of accommodation, arranged with an entrance hall, reception room with open plan kitchen, bedroom with full range of wardrobes, lovely bathroom with separate shower. Unusually this property has the benefit of air-conditioning, lift, grand communal areas and a secure bicycle storage area.

EPC Rating D.

## Key Features

- GOOD CONDITION
- 100M MARBLE ARCH
- LIFT
- AIR CONDITIONING
- GRAND HOUSE

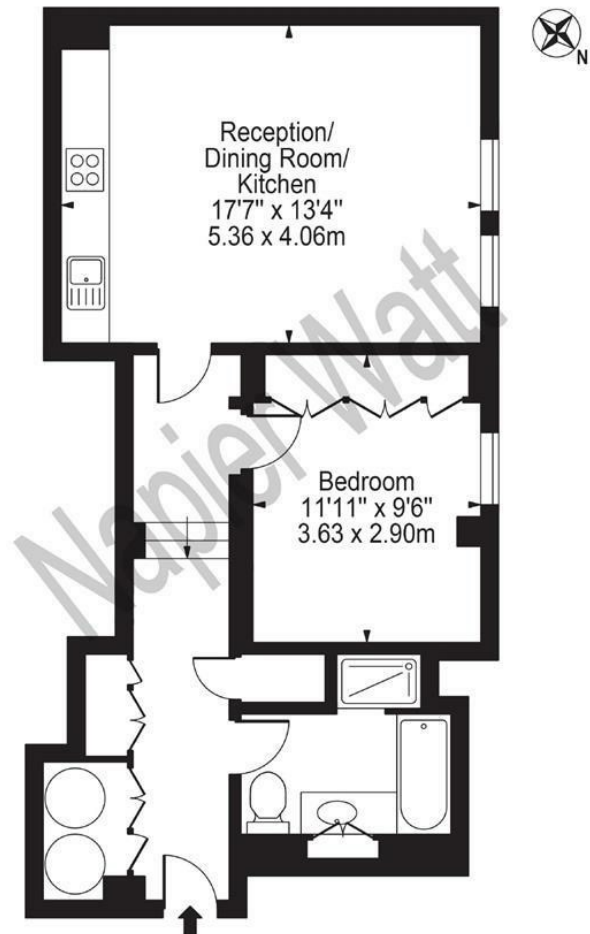
## Terms

Leasehold 31 May 2109 ie 85years

Service Charge £1,068 per quarter

## Connaught Place

Approx. Gross Internal Area 547 Sq Ft - 50.82 Sq M



**Lower Ground 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.