



A Wonderful Two Bedroom Apartment Located in a Highly Desirable Gated Development in Connaught Village

# KENDAL STEPS

ST. GEORGES FIELDS, W2

Asking Price  
£850,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £850,000	<b>Square Footage</b> 642
<b>Council Tax Band</b> G	<b>EPC</b> E
<b>Ground Rent</b> £4,367 pa	<b>Tenure</b> Share of Freehold

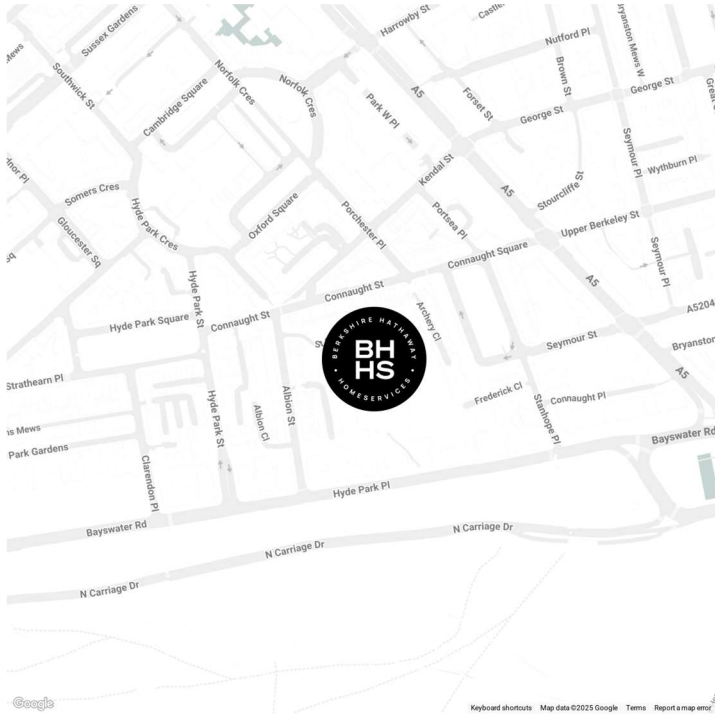
A bright and spacious two bedroom apartment benefitting from a large private terrace located a stone's throw from Hyde Park and Oxford Street. With stunning garden and city views, the property would make an ideal Central London home or buy-to-let investment. St Georges Fields is a highly sought after gated development located at the heart of Connaught Village and set within 2.5 acres of private tranquil woodland gardens.

The property is conveniently situated within 0.3 miles and 0.6 miles of Marble Arch and Paddington stations respectively.

# FEATURES

- Two Bedrooms
- One Reception Room
- One Bathrooms
- Private Parking
- Upper Floor
- Balcony

# LOCATION



**HYDE PARK SALES**  
24-25 Albion Street, W2 2AX

020 7262 2030  
sales.hydepark@bhhs-london.com

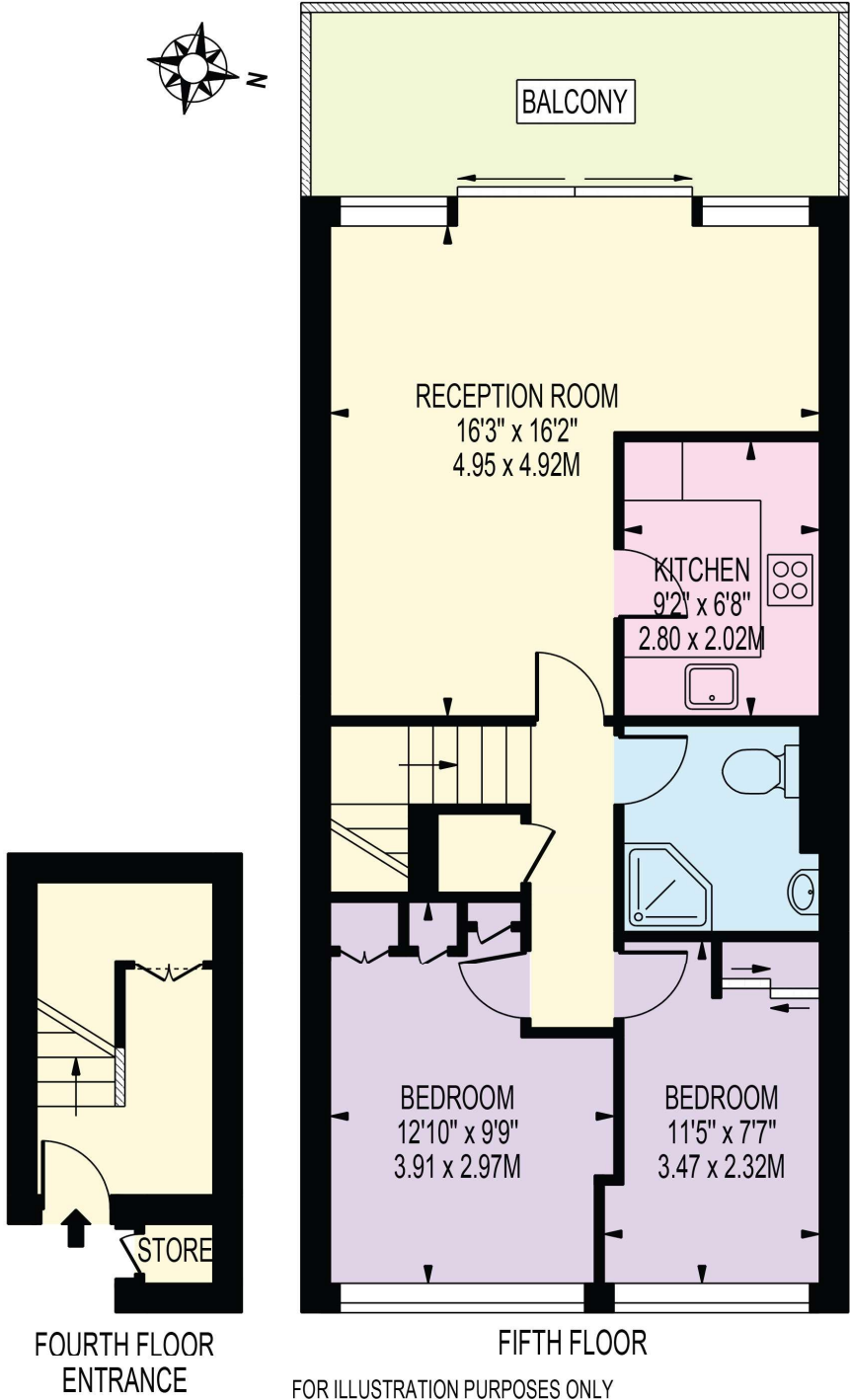




# FLOORPLAN

## KENDAL STEPS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 643 SQ FT - 59.76 SQ M  
(EXCLUDING STORE)



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.