



A Wonderfully Presented Two Bedroom Duplex
Apartment Located on Leinster Gardens

LEINSTER GARDENS

HYDE PARK, W2

Asking Price
£1,600,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £1,600,000	Square Footage 1,537
Council Tax Band G	EPC D
Tenure Share of Freehold	

This beautifully presented apartment is arranged over two floors and has an abundance of light and space on offer. The ground floor comprises two bedrooms, both with ample storage and two bathrooms. Stairs lead down to the lower floor (with lift access too). Here you will find a spacious open plan kitchen/living/reception room and an outside patio garden. There is also a demised loft space providing further storage on the ground floor.

Leinster Gardens boasts an enviable location, just moments from the open spaces of Kensington Gardens and Hyde Park. Excellent transport links include Lancaster Gate, Queensway, Bayswater, and Paddington Stations. In addition to National Rail services, the Elizabeth Line, Heathrow Express, and Crossrail provide numerous travel options. The nearby A40 also offers convenient access to the M4 and A406.

An array of shops, restaurants, cafes, and boutiques are accessible on Queensway, Westbourne Grove, and Notting Hill. as well as the main shopping districts on Oxford Street

FEATURES

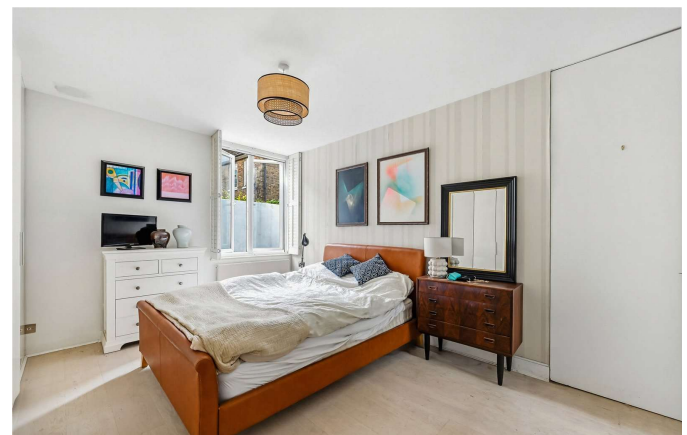
Two Bedrooms
One Reception Room
Two Bathrooms
Patio
Lift
Period
Patio
Town/City

LOCATION



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

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

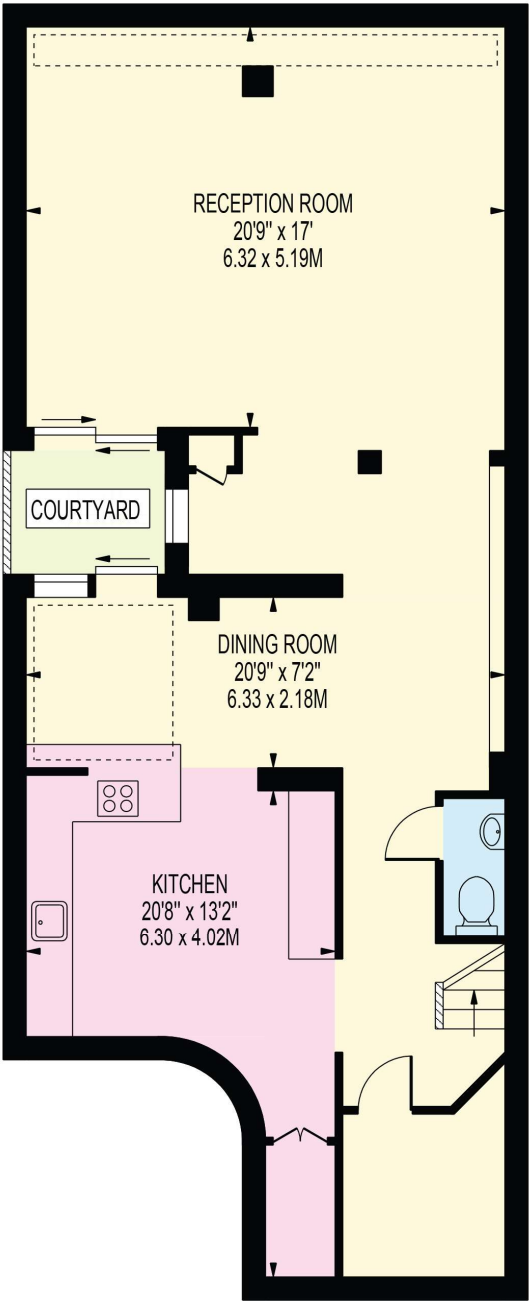


FLOORPLAN

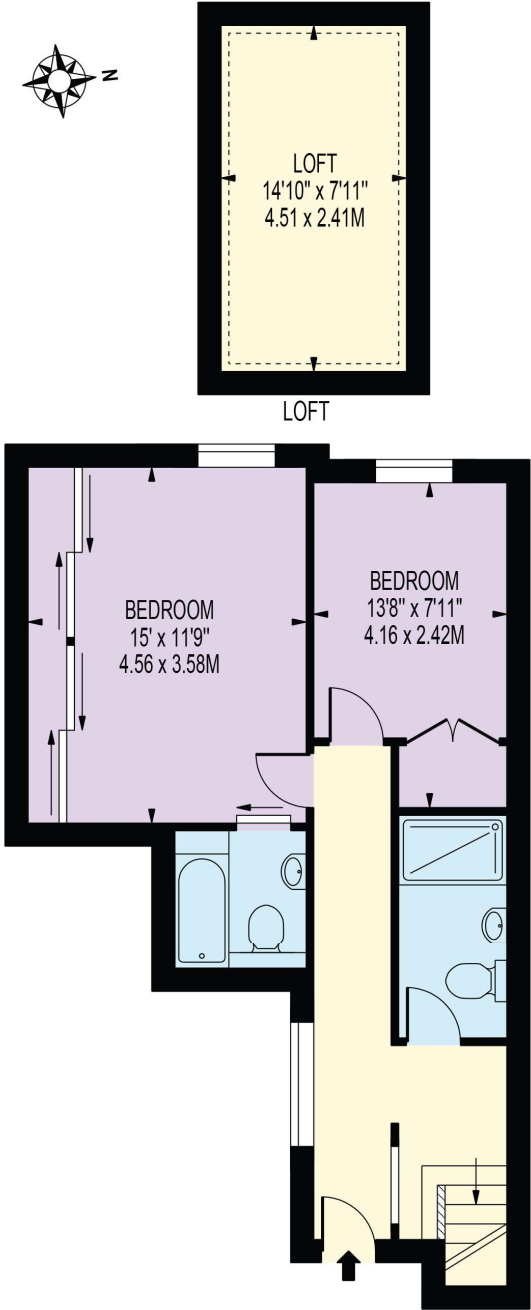
LEINSTER GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1537 SQ FT - 142.80 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 116 SQ FT - 10.80 SQ M



LOWER GROUND FLOOR



RAISED GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.