

Hyde Park Place, W2 2LH

£1,100,000



Exceptional 3-Bed, 2-Bath Apartment in Prestigious Portered Block. Built in 2011, this first-floor apartment is 926 sq ft and blends modern comfort with remarkable literary heritage. Charles Dickens himself resided at Flat No. 5 in 1870.

All rooms have been finished to a good standard throughout. Residents enjoy the security of a maintained portered block, providing both peace of mind and great building management.

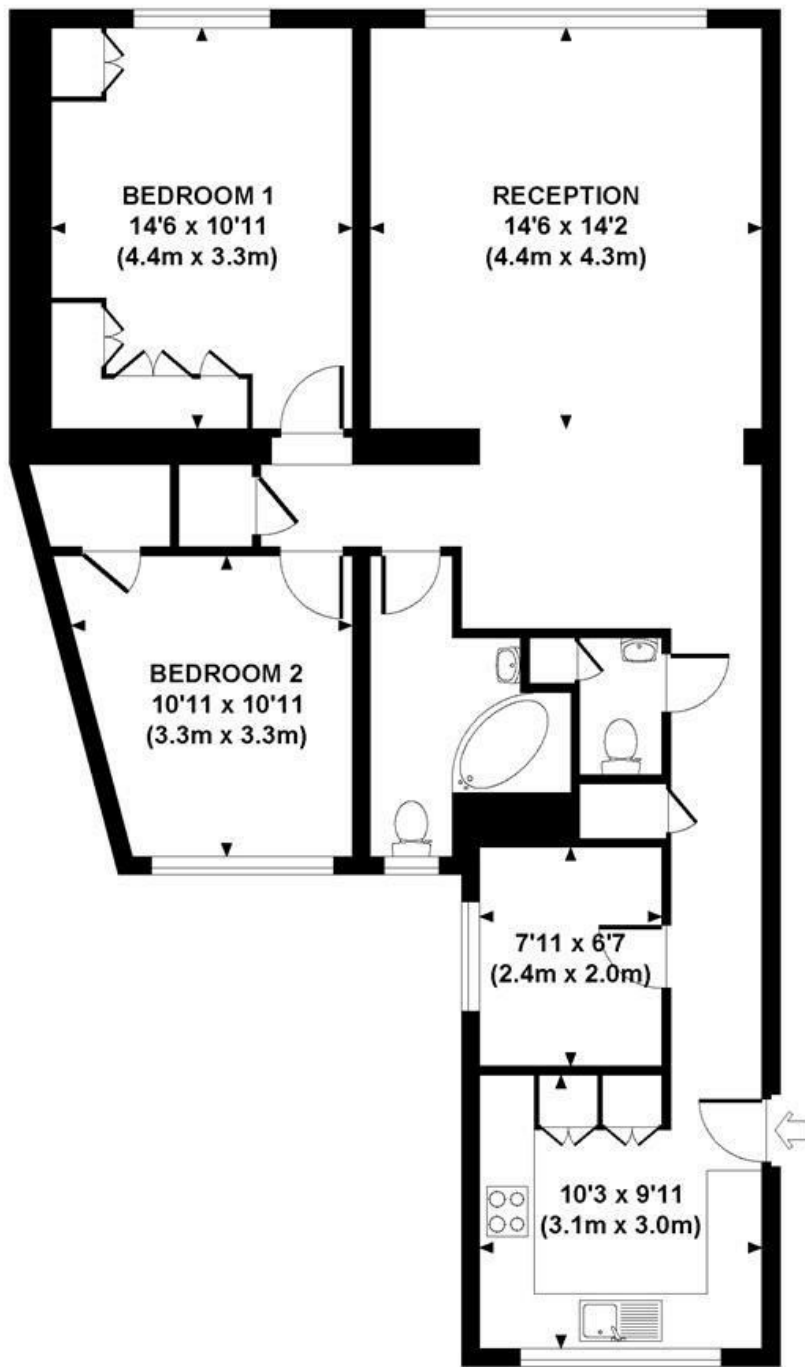
Transport links are exceptional, with Lancaster Gate station (Central Line) is 0.5 miles away (12-minute walk) and Paddington Station being 0.7 miles away (15-minute walk), offering the Elizabeth Line for direct connections to Heathrow Airport, Canary Wharf, and beyond, plus comprehensive mainline rail services across the UK.

Hyde Park lies directly opposite, while Bayswater and Paddington's luscious restaurants, boutique shopping, and cultural attractions are moments away.

Leasehold approx. 101 years remaining.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

HYDE PARK PLACE
Approximate Gross Internal Area 928 sq ft / 86 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 928 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	66
EU Directive 2002/91/EC			