



CONNAUGHT
SQUARE

LONDON W2

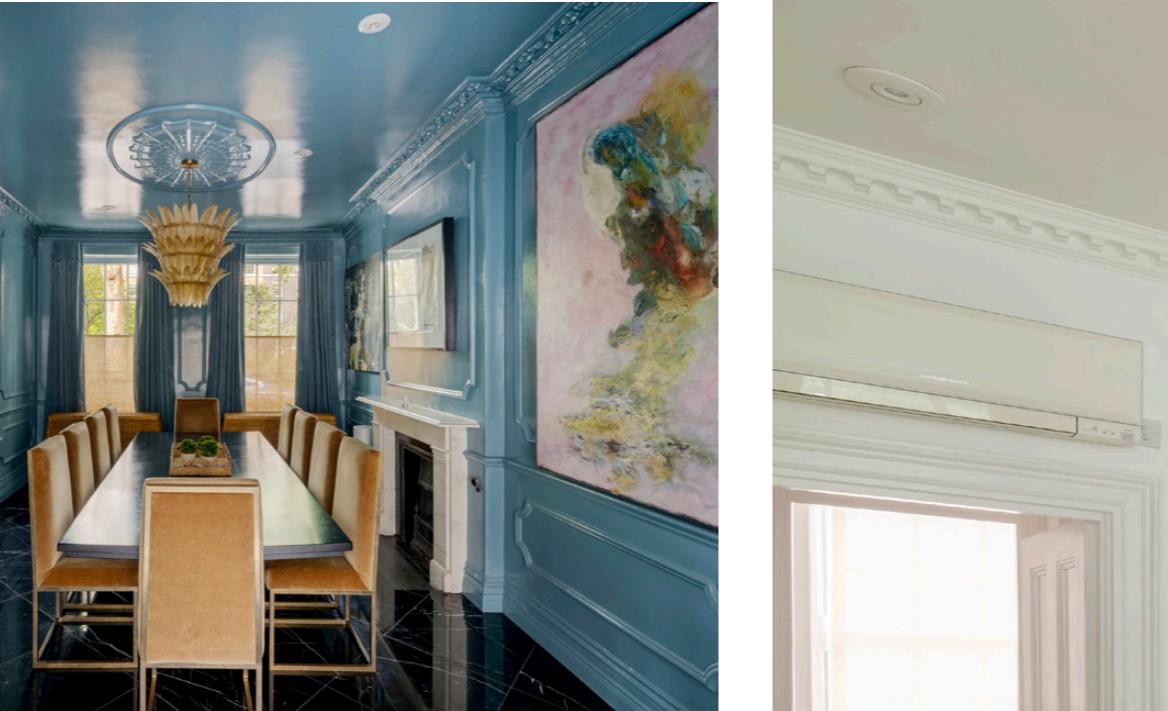
CONNAUGHT SQUARE

LONDON W2

A sensational, Grade II listed family house on this highly sought after garden square.

Presented in beautiful condition, this is a handsome, five bedroom, Georgian house built in circa 1828 as part of the Hyde Park Estate by Thomas Allason. Situated mid terrace on the eastern side of the square, this wonderful house provides superb proportions, restored period features, exacting interior style and lovely views over the meticulously maintained private communal gardens.





LOCATION

Connaught Square is located in the heart of Connaught Village, 100 metres from Hyde Park itself. Nestled between Mayfair, Marylebone, and Bayswater, this premier location is close to many of the best restaurants and shops in London. Selfridges, the world-famous department store, is only 0.5 miles away. Renowned restaurants include Nobu (0.4 miles), Locanda Locatelli (0.3 miles) and Chiltern Firehouse (0.5 miles). Marylebone High Street, which is regarded as London's 'favourite' high street, is 0.7 miles away and Paddington (Heathrow Express) is also easily accessible.

ACCOMMODATION

Entrance hall | Reception room | Dining room | Sitting room | Kitchen Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Two further bathrooms | Two studies | Powder room Gym | Utility room | Vaults | Patio Terrace | Communal gardens





TERMS

Tenure Freehold

Council Tax Band H

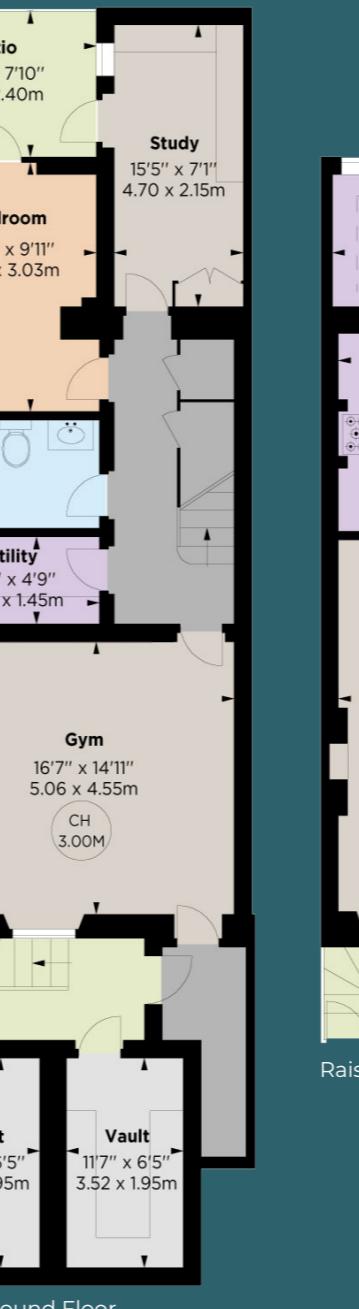
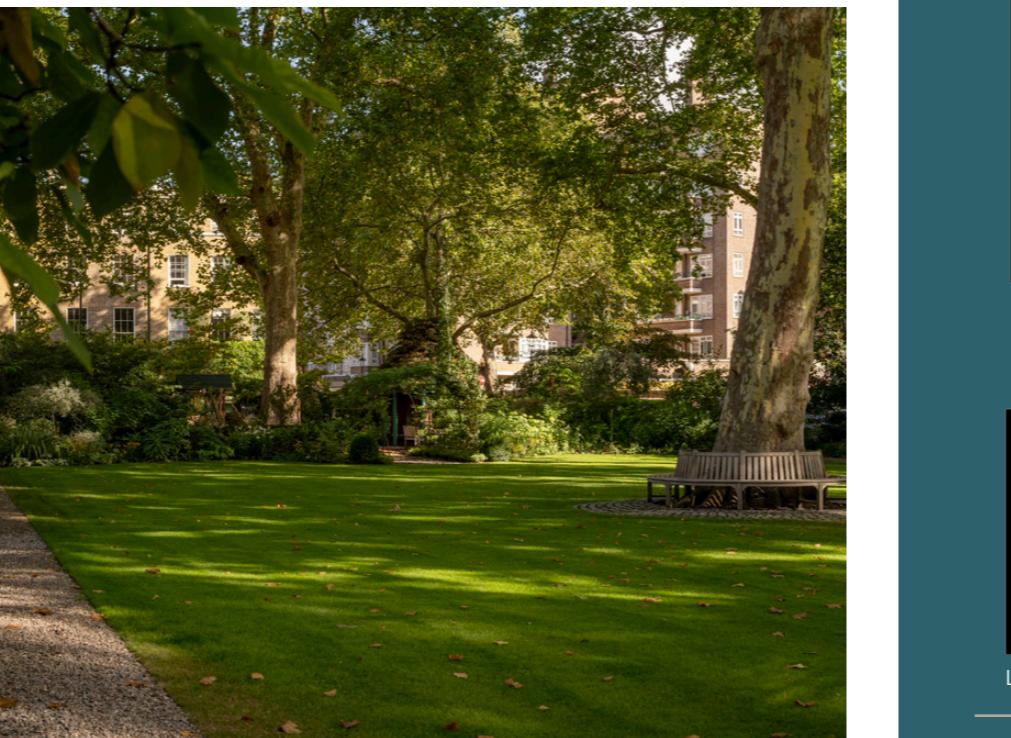
Local authority City of Westminster

EPC D

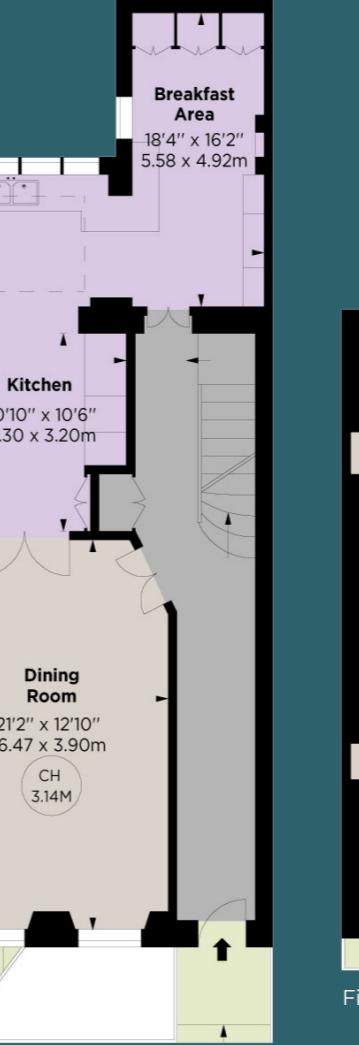
Parking Residents' parking

Broadband Available

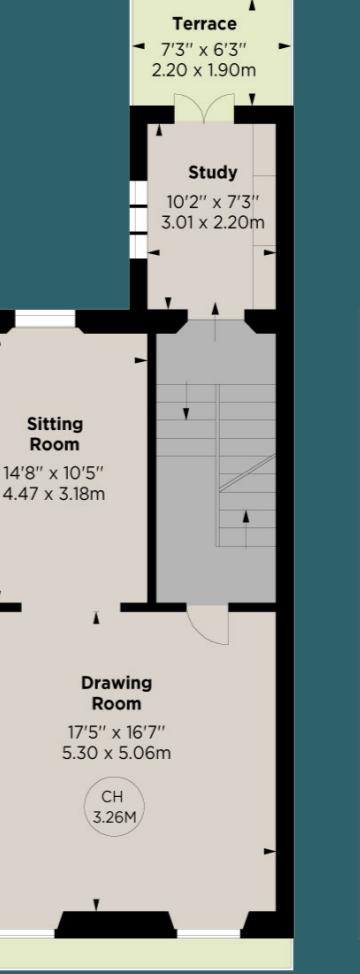
Guide Price £6,500,000



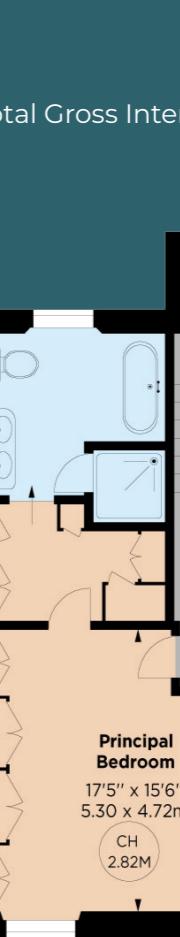
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



Third Floor

Gross Internal Area (Approx.)
311.11sqm (3,311sqft) Excluding Vaults
Vault Area (Approx.) 15.33sqm (165sqft)

Total Gross Internal Area (Approx.) 329.44sqm (3,566sqft)





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