



CONNAUGHT
SQUARE
LONDON W2

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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

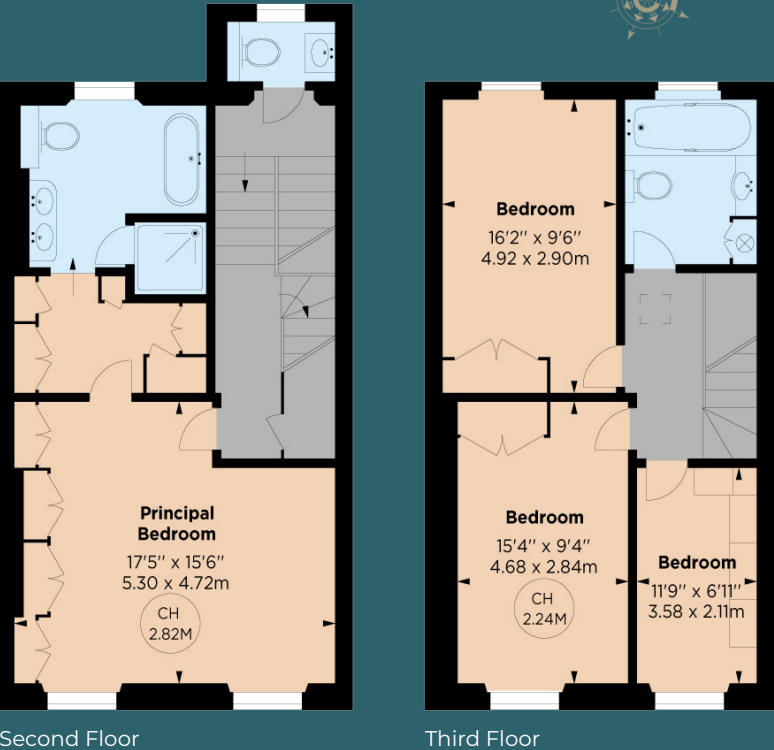


TERMS

- Tenure Freehold
- Council Tax Band H
- Local authority City of Westminster
- EPC D
- Parking Residents' parking
- Broadband Available
- Guide Price £6,500,000



Gross Internal Area (Approx.)
314.11 sq m (3,381 sq ft) Excluding Vaults
Vault Area (Approx.) 15.33 sq m (165 sq ft)
Total Gross Internal Area (Approx.) 329.44 sq m (3,546 sq ft)





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