

Connaught Square

L O N D O N W 2

AN **EXCEPTIONAL**
GRADE II LISTED
GEORGIAN
TOWNHOUSE ON
THIS **HIGHLY SOUGHT**
AFTER GARDEN
SQUARE.

Presented in immaculate condition, this beautiful house is seamlessly connected to the mews at the rear, providing outstanding family accommodation with the rare additional features of a swimming pool, garage and lift.

Dating back to the 1820's, this handsome terraced house offers a stunning blend of restored period features and luxury contemporary living. The house has excellent entertaining space, grand proportions, high ceilings, and an elegant first floor drawing room with floor to ceiling windows and wonderful views over the communal gardens.

The cleverly designed internal layout offers a fabulous combination of formal, informal, family and staff accommodation providing versatile living space.

Further benefits include Comfort Cooling, underfloor heating, John Cullen designed Lutron lighting, Crestron home automation, excellent security including CCTV, original Portland stone flooring, original staircase, panelling, cornicing and feature fireplaces.









This beautiful period house is situated on the western terrace of Connaught Square. Considered one of London's most sought-after garden squares, this prestigious address enjoys access to a beautifully manicured private residents-only garden.

The house is situated in the heart of Connaught Village, offering a wonderful selection of local restaurants and boutique shops just moments from the green, open spaces of Hyde Park, and the world class amenities of neighbouring Mayfair and Marylebone.

The local transport links are excellent being well positioned between Paddington and Bond Street underground stations with the new Elizabeth line, together with Marble Arch and Lancaster Gate underground stations, and easy access to King's Cross St Pancras International train station, the West and Heathrow via the A40.



Connaught Square

Accommodation and Amenities

- Seven Bedrooms
- Four Reception rooms
- Six Bathrooms
- Swimming pool
- Lift
- Gym
- Residents parking
- Garage
- Two roof terraces
- Juliet balcony
- Courtyard
- Communal gardens

Tenure: Freehold

Council Tax Band: H

Local Authority: City of Westminster

EPC: D

Parking: Residents parking and garage

Broadband: Available

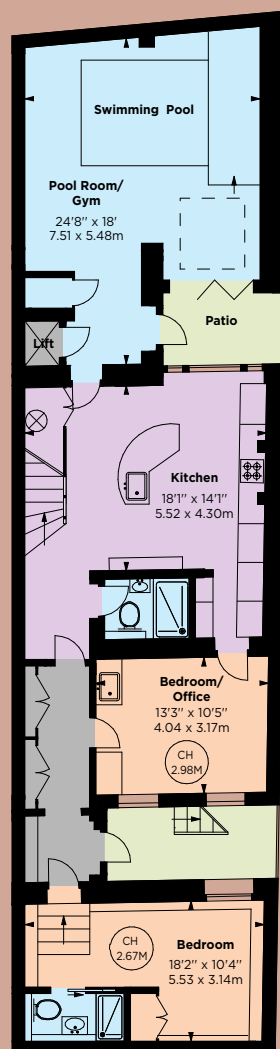
Guide Price: £8,750,000



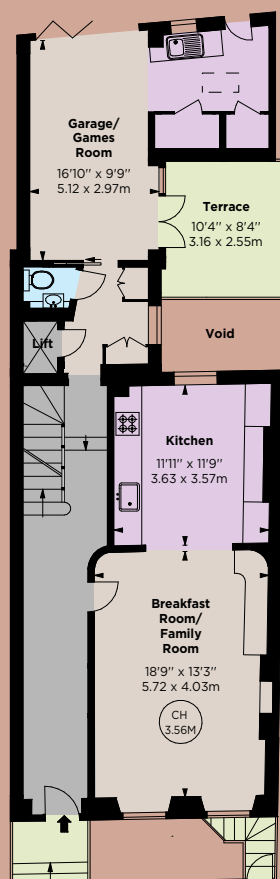


Key :
CH - Ceiling Height

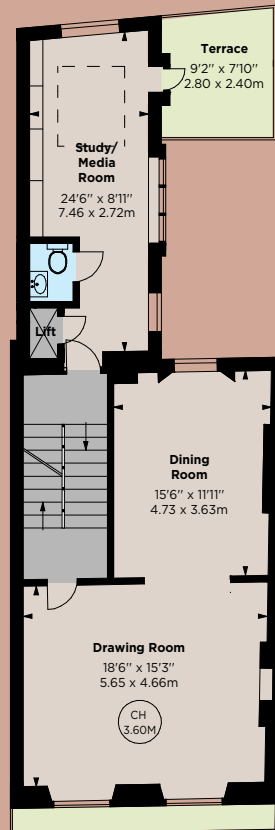
APPROXIMATE INTERNAL AREA
4,787 SQ FT - 444.75 SQ M



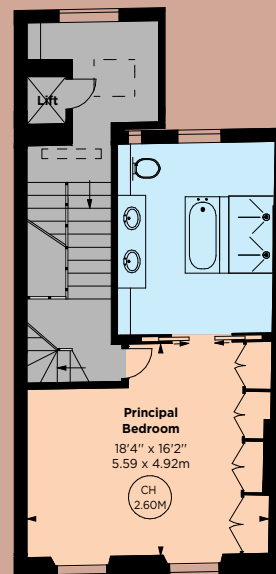
LOWER GROUND FLOOR



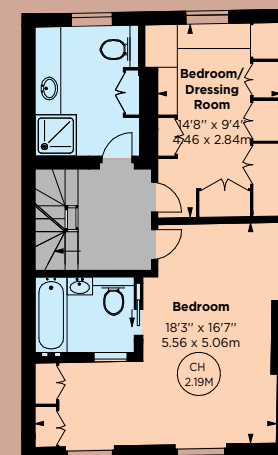
RAISED GROUND FLOOR



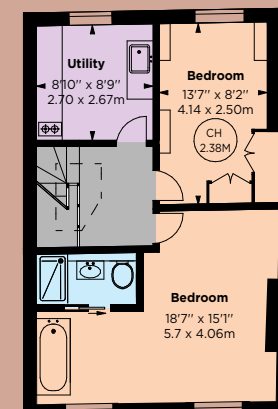
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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