



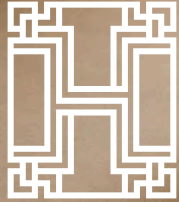
ALBION GATE

London - W2

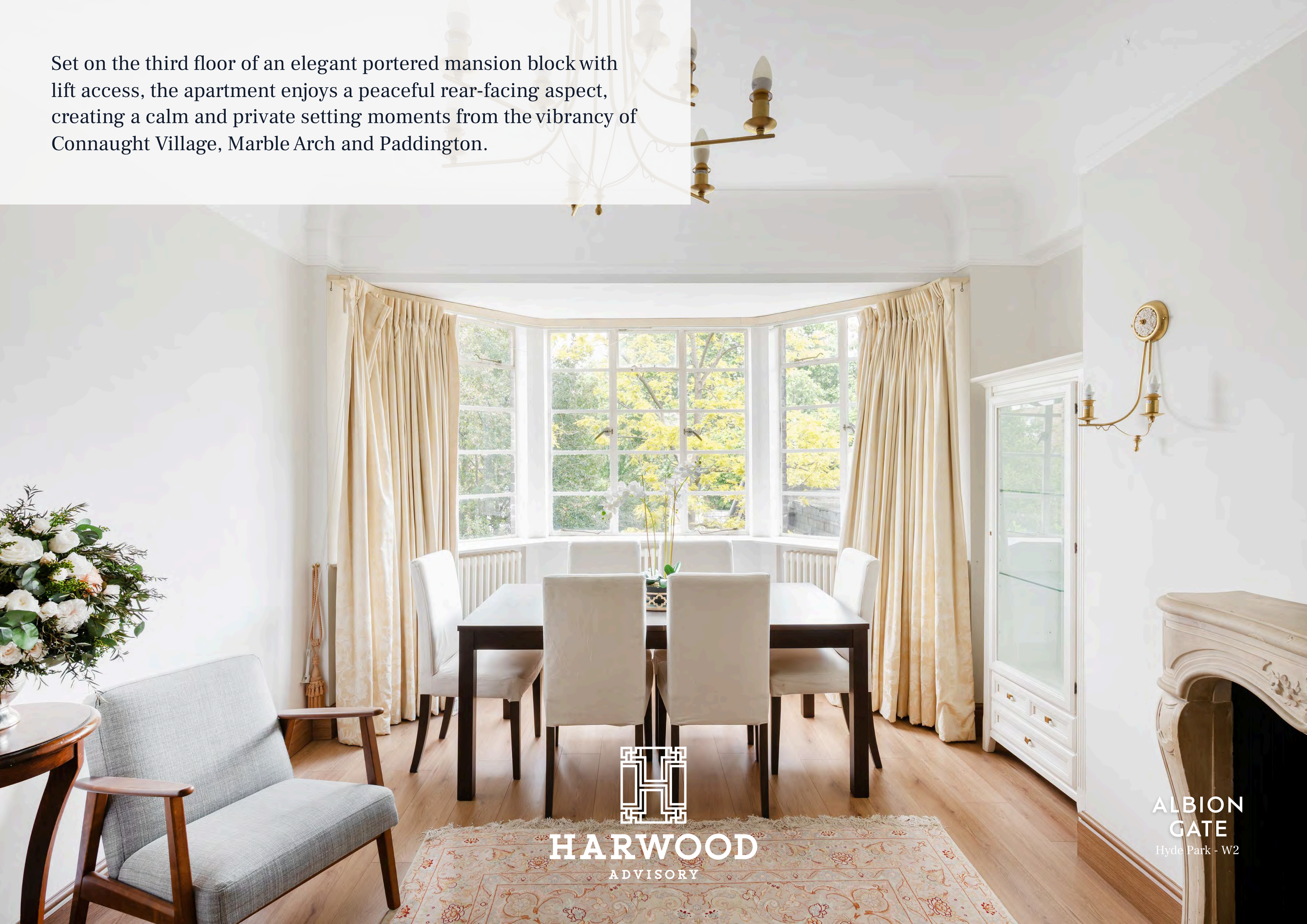
Positioned within the prestigious Albion Gate development directly opposite Hyde Park, this beautifully arranged three-bedroom apartment offers over 1,070 sq ft of refined lateral living in one of W2's most sought-after garden square addresses.



ALBION
GATE
Hyde Park - W2


HARWOOD
ADVISORY

Set on the third floor of an elegant portered mansion block with lift access, the apartment enjoys a peaceful rear-facing aspect, creating a calm and private setting moments from the vibrancy of Connaught Village, Marble Arch and Paddington.



HARWOOD
ADVISORY

**ALBION
GATE**
Hyde Park - W2

**ALBION
GATE**
Hyde Park - W2



The accommodation comprises a spacious reception and dining room ideal for both entertaining and everyday living, a separate fully fitted kitchen, principal bedroom suite with built-in storage and en suite bathroom, two further well-proportioned bedrooms, and an additional family bathroom.



ALBION
GATE
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Hyde Park - W2


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ADVISORY



Residents benefit from 24-hour concierge service, secure entry, lift access and a highly regarded Hyde Park Estate location moments from the open green spaces of Hyde Park and excellent transport connections including the Elizabeth Line at Paddington.

ALBION GATE

Hyde Park - W2



Albion Gate is superbly positioned for the boutiques, cafés and restaurants of Connaught Village, whilst Mayfair, Marylebone and the West End are all within easy reach.

ALBION GATE

Hyde Park - W2



Key Points

3 bedroom | 2 bathroom |
Close to Hyde Park | Lift
Access | 24-hour concierge

Tenure:

Share of freehold

Local Authority:

City of Westminster

Council Tax:

Band H

Approx. Gross Internal Area:

1,070 sqft

Guide Price:

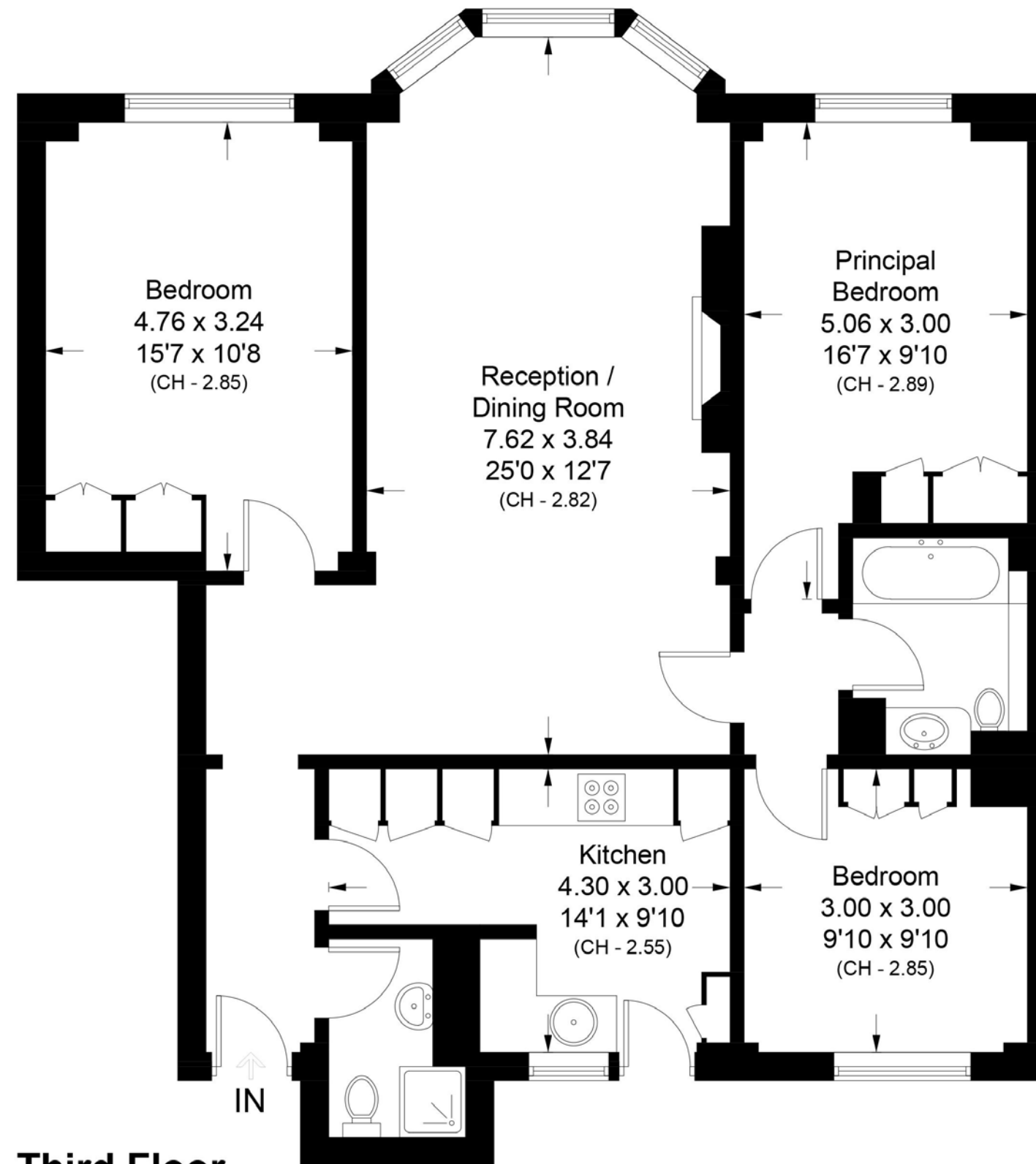
£1,550,000



HARWOOD
ADVISORY

Albion Gate, W2

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Third Floor

**ALBION
GATE**

Hyde Park - W2

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1303386)



ALBION GATE

Hyde Park - W2

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.