



A Newly Renovated One Bedroom Apartment  
Near Hyde Park

# CLIFTON PLACE

HYDE PARK, W2

Asking Price  
£730,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

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**Guide Price**

£730,000

**Square Footage**

638

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**Council Tax Band**

F

**EPC**

C

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**Ground Rent**

£150 pa

**Service Charge**

£6000 pa

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**Tenure**

Leasehold 123 Years

This bright and spacious one bedroom apartment is offered on a newly extended lease. The property is located on the first floor (with lift) of a highly sought after 24 hour portered apartment building next to Sussex Square and just moments from Hyde Park. Residents also benefit from exclusive access to a wonderful communal roof terrace with southerly views towards Hyde Park.

Clifton Place is a well run building and close to the amenities of Connaught Village. The property is situated within 0.2 and 0.3 miles of Lancaster Gate and Paddington Stations respectively making it extremely convenient for those using the Heathrow Express (from Paddington).

## FEATURES

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One Bedroom

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One Reception Room

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One Bathroom

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Roof Terrace

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Concierge / Porter

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Lift

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## LOCATION



## HYDE PARK SALES

24-25 Albion Street, W2 2AX

020 7262 2030

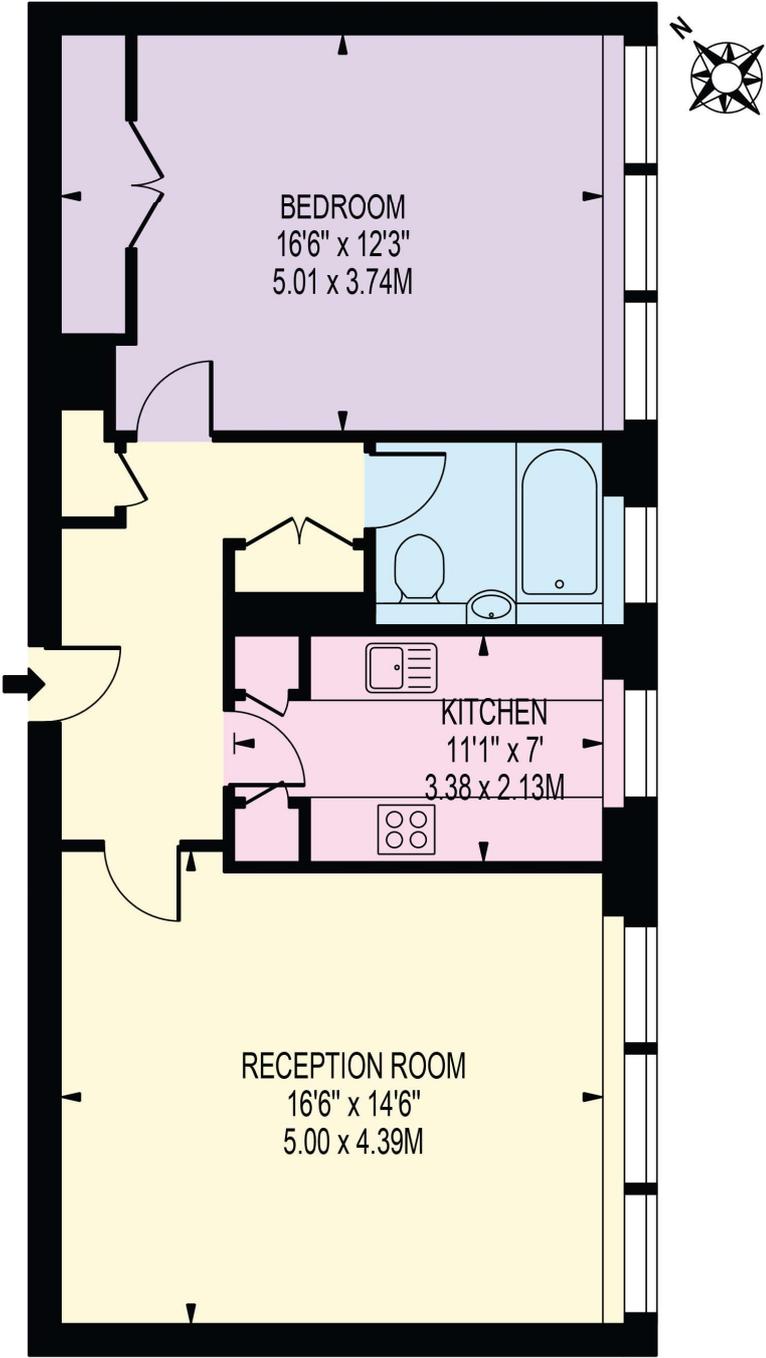
sales.hydepark@bhhs-london.com



# FLOORPLAN

## CLIFTON PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 645 SQ FT - 59.90 SQ M



### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.