PARK ESTATES

£750,000
Kendal Steps, Hyde Park, W2



2 Bedrooms | 1 Bathroom | 1 Reception | Garden

2 Bedroom, long leasehold maisonette with spacious balcony situated in a quiet gated development at Kendal Steps W2

Situated within St Georges Field, a gated development located near to Hyde Park and Connaught Village. This apartment is in need of a complete refurbishment, totals approximately 607 sq ft, 56.4m2 and is set over two floors. With large glass windows and doors opening to a private balcony overlooking delightful communal gardens. Set on the third floor with living room, kitchen and balcony. Stairs to fourth floor with hallway, 2 bedrooms and a bathroom/wc. Leasehold term 199 years from 29 January 1982.

- Private Balcony 16'4 x 6'11 (4.97 by 2.1sqm)
- Approx 156 year lease
- 2 Double Bedrooms
- Spacious Reception Room l
- Open Plan Kitchen
- Bathroom/wc
- Refurbishment Potential
- Lovely Communal Gardens
- Short walk to Hyde Park
- Gated Development

These particulars are intended to give a fair description and guidance to intending purchasers/tenants and do not constitute an offer or contract.
All measurements are approximate and for guidance only. Park Estates London.

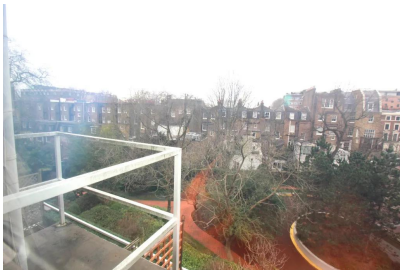
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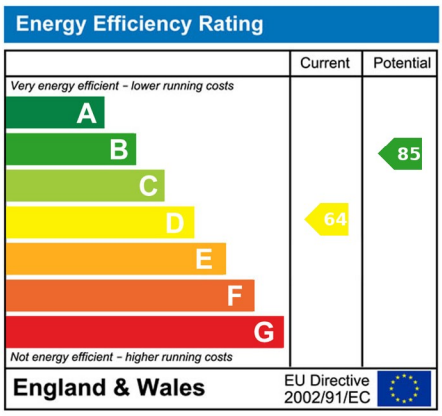









Energy Performance Certificate



Location



Park Estates London
46 Harrowby Street
London W1H 5HT

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Floor Plan

PARK ESTATES

St Georges Field, W2

Date of illustration: 24/09/2024

Approx. Gross Internal Area

607.08ft² /56.4m²

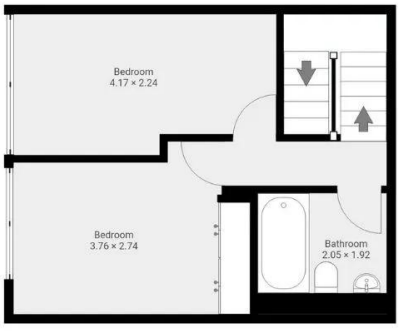
Ground Floor Approx. Gross Internal Area

305.69ft² /28.4m²



First Floor Approx. Gross Internal Area

301.38ft² /28m²



*Approx. Gross Internal Area excludes restricted head height areas

Property Optics

Disclaimer: Floorplan Measurements are provided as approximate and are for illustrative purposes only.
While we do not doubt the accuracy and completeness of the floorplans, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation