

Hanover Steps W2
£795,000 Share of freehold

CLUTTONS



Hanover Steps

A rare opportunity to acquire a stylish and impeccably well-presented two-bedroom duplex apartment with a south-facing terrace, set within the heart of Hyde Park.

Occupying the third and fourth floors of the highly regarded St George's Fields development, this stunning two-bedroom duplex apartment offers beautifully considered interiors, exceptional storage, and a wonderful sense of style throughout.

The third floor features a superb open-plan kitchen and reception room with elegant parquet flooring leading onto a south-facing terrace, featuring bifold doors and adorned with plants and flowers.

The third floor space has been thoughtfully designed and further benefits from an abundance of cleverly integrated storage, making it as practical as it is attractive.

The upper floor comprises two generous double bedrooms and a contemporary family bathroom, with both bedrooms enjoying excellent natural light and a peaceful outlook.

Residents of St George's Fields benefit from private off-street parking, beautifully landscaped communal gardens, low service charges, and the convenience of an on-site concierge.





Location

Perfectly positioned moments from Hyde Park, St George's Fields offers an enviable balance of tranquillity and connectivity. The development is set within mature, landscaped grounds yet is just a short walk from Connaught Village, Marylebone and Oxford Street, providing an exceptional choice of boutique shops, cafés, restaurants and amenities.

Lancaster Gate, Paddington and Marble Arch stations are all within easy reach, offering excellent transport links across London and beyond, while the vast green open spaces of Hyde Park provide a stunning backdrop for outdoor recreation and relaxation.

Leasehold - 154 years remaining
Service Charge - £4688.36 p.a
EPC - TBC
Council Tax - G





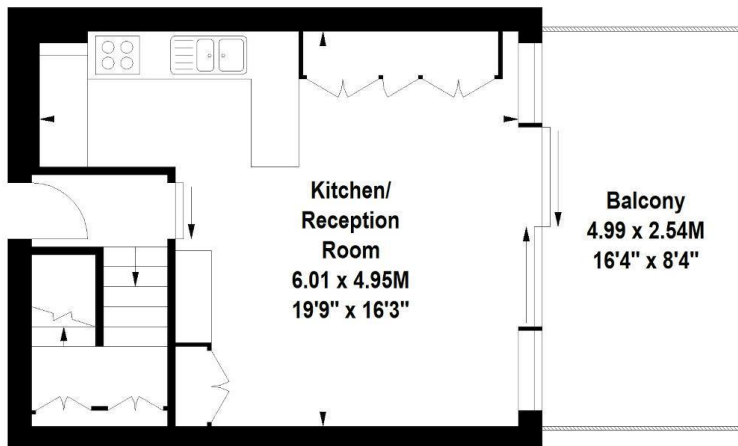




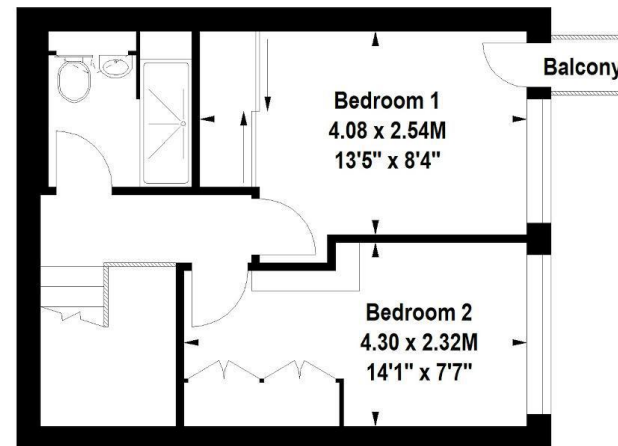
Hanover Steps, St. Georges Fields, W2

Approximate Gross Internal Area 59.92 sq m (645 sq ft)

Approximate Area Of Balcony 13.38 sq m (144 sq ft)



Third Floor



Fourth Floor

hydepark@cluttons.com 020 7262 2226 cluttons.com

Floor Plan produced for Cluttons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

For further details contact

Cluttons Hyde Park
020 7262 2226
verity.chick@cluttons.com

Cluttons
23 Albion Street
London
W2 2AS
cluttons.com

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