

Story of Home





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We are constantly looking for special properties in the best postcodes of London. There are key features a property must have for us to consider it, such as high ceilings, well-proportioned rooms, lots of light and a nice view.

When we see something with all these features, we get quite excited. Even though we are developers it is very important for us to see ourselves living there.

The apartment ticks all the boxes, it has very high ceilings and lots of natural light as it has windows on three sides.

The three bedrooms are all doubles, so no compromising at all. The first thing that stood out about Hyde Park Crescent was the position opposite St Johns Church.

The apartment spans the whole first floor of the building so feels very private and is quiet. The reception room windows overlook the mature trees on the Church green.

When we first stepped into the communal entrance hall we were surprised to see how well maintained the original features were, London has all types of architecture but it is very rare to find perfectly maintained retro 1960's features.



The refurbishment took about 10 months to complete. The kitchen is stocked with Miele appliances and Carrera marble work tops which finish it off perfectly.

In the bathrooms we used Statuario marble tiles, Crosswater taps and Duravit sanitary ware. All high quality and hard wearing. Our aim was to create a home that is both modern and sustainable for years to come

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You can also pick up the perfect coffee at Hermanos. For me the best park in London is Hyde park, so having it so close is a real delight.

The area is so quiet and has a real village feel you could easily forget that you are only 5-10 minutes away from the hustle and bustle of the West End.

Commuting is very convenient, it is possible to walk to all corners of the West End or grab a back cab at short notice. Or if you are heading in to the City, Marble Arch Tube Station is also close by.

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Hyde Park Crescent

W2

£2,100,000

LEASEHOLD 101 YEARS
SERVICE CHARGE - £4,000 PA (APPROX)
COUNCIL TAX BAND H

- Three Bedrooms
- Two Bathrooms
- First Floor
- Close To Hyde Park
- Lift
- Juliet Balcony
- EPC RATING E

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Approx Gross Internal Area **1254 Sq Ft - 116.50 Sq M**

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS codes of measuring practice. Not To Scale
www.goldlens.co.uk
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