



ALBION GATE, HYDE PARK PLACE, W2
£1,850,000

Carter Jonas

HYDE PARK PLACE, W2

A well presented three double bedroom mansion flat situated on the third floor (with lift) of this well run portered building - 24 hour concierge - located on the corner of Albion Street and Bayswater Road opposite Hyde Park. EPC rating: D

Albion Gate is enviably situated on the Hyde Park Estate with the diverse local amenities of Connaught Village and Marble Arch as well as Paddington.

Entrance hall leading to reception and dining room, separate kitchen, three double bedrooms, en-suite bathroom, shower room, cloakroom. Wood flooring. 24 hour concierge. Lift. Small separate storage area.

Leasehold plus Share of Freehold
Service charge £11,936 per annum
Ground rent Peppercorn

Westminster City Council
Council tax band - H

For eligibility for resident parking permits, please refer to the Westminster City Council website
<https://www.westminster.gov.uk/parking> for further details.

AMENITIES

- Third floor with lift
- Facing Hyde Park
- 24 hour concierge
- 3 Double bedrooms
- 2 Bath and/or shower rooms
- Wood flooring
- c.1250 sq ft

TENURE Share of Freehold

LOCAL AUTHORITY City of Westminster

EPC BAND D

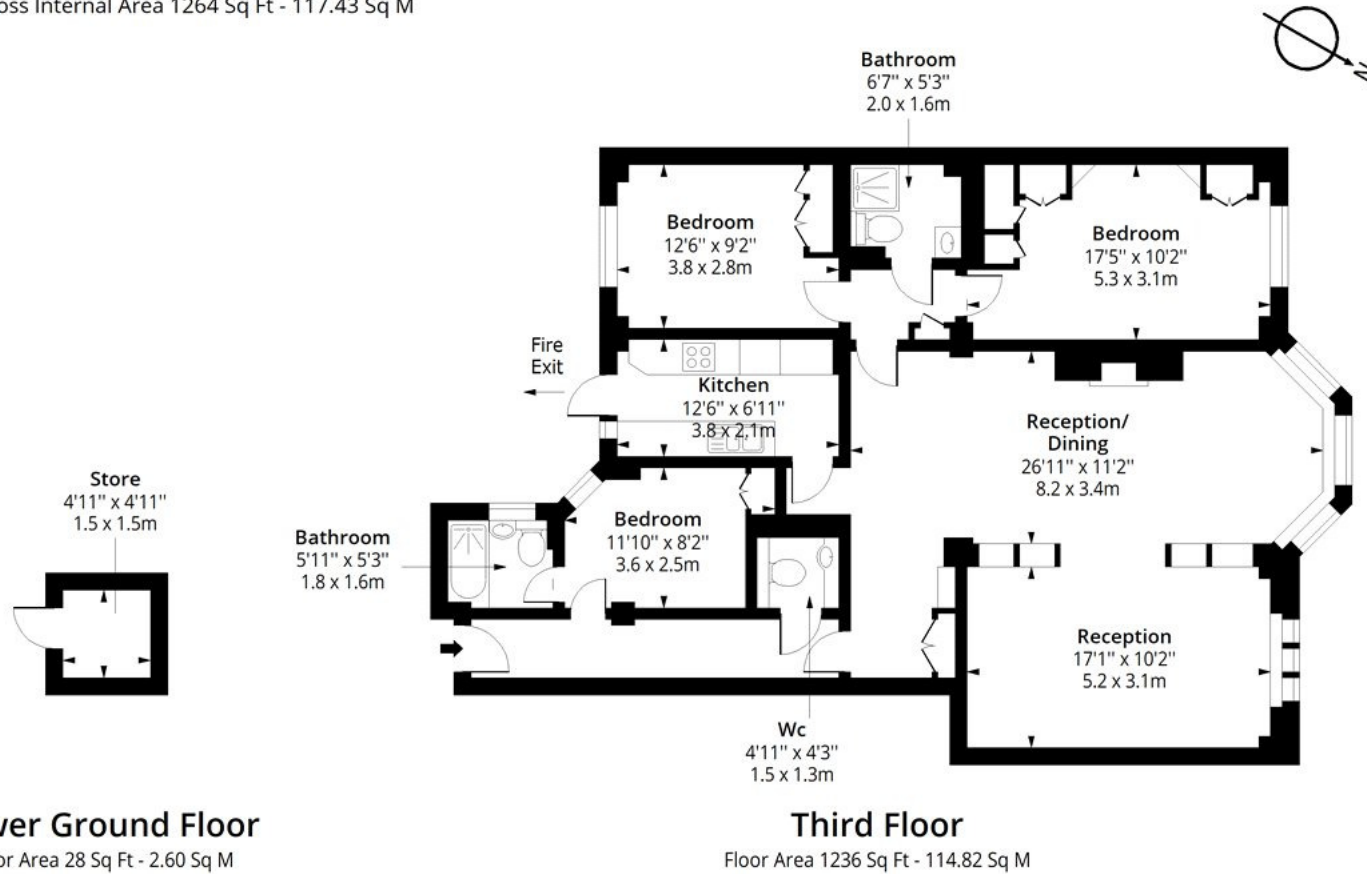
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Albion Gate W2

Approx. Gross Internal Area 1264 Sq Ft - 117.43 Sq M



Lower Ground Floor

Floor Area 28 Sq Ft - 2.60 Sq M

Third Floor

Floor Area 1236 Sq Ft - 114.82 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lplus.com

Date: 16/3/2026

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