



ALBION STREET, HYDE PARK ESTATE, W2
£13,500 per month*

Carter Jonas

ALBION STREET, W2

- End of terrace townhouse
- Flexible accommodation
- 5 storeysc.3709 sq ft
- Pet friendly
- Unfurnished
- 5 Bedrooms
- 3/4 Receptions
- 4 Bath and/or shower rooms

A beautifully presented Grade II listed house that is enviably positioned at end of terrace towards the southern end of Albion Street moments from Hyde Park. EPC rating: D

With five floors and flexible accommodation this period townhouse would suit a family seeking a comfortable home with super local amenities in Connaught Village as well as Paddington, Marble Arch and Marylebone.

Lower ground: Reception, double bedroom, en-suite shower room, utility room, wine cellar

Ground floor: Entrance hall, fully fitted open-plan kitchen/dining room, cloakroom

First floor: L-shaped reception room, study,

Second floor: Principal bedroom suite

Third floor: 2 further bedrooms, en-suite shower room, family bathroom & separate shower. Unfurnished.

Holding deposit is 2 week's rent

Security deposit is 6 week's rent

Westminster City Council - Council tax band: H

A beautifully presented Grade II listed house that is enviably positioned at end of terrace towards the southern end of Albion Street moments from Hyde Park. EPC rating: D



For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

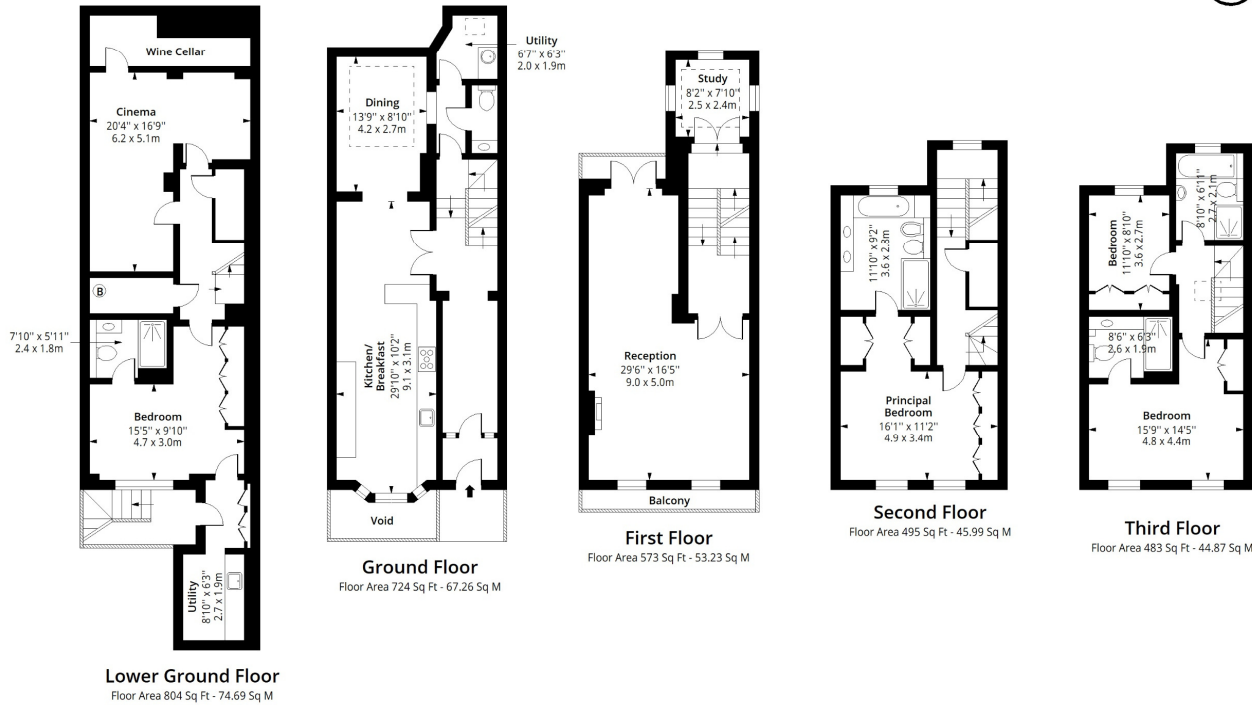
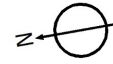
For eligibility for resident parking permits, please refer to the Westminster City Council website <https://www.westminster.gov.uk/parking> for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Albion Street W2

Approx. Gross Internal Area 3079 Sq Ft - 286.05 Sq M
 Approx. Gross Balcony Area 55 Sq Ft - 5.11 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 however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

T: 020 7584 7020

25-27 Harrington Road, London, SW7 3EU

E: chelsea.lettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.