



## Clifton Place, Hyde Park, London, W2

**Asking Price - £1,500,000**

Leasehold



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A spacious and delightfully bright three bedroom flat for sale within a smart purpose built block located off Sussex Square, a short walk from Paddington Station and Hyde Park. Clifton Place is located moments from the shops and amenities of Edgware Road, Paddington and a short walk to the heart of Marylebone and provides easy access in and out of central London.

### This property comprises:

- Reception Room
- Master Bedroom With En Suite Bathroom
- Further Two Bedrooms
- Further Bathroom
- Kitchen

#### Sales

T / +44 (0)20 7486 5655

F / +44 (0)20 7486 6770

E / sales@manors.co.uk

#### Lettings

T / +44 (0)20 7486 5982

F / +44 (0)20 7486 6770

E / lettings@manors.co.uk

#### Manors

1 Baker Street

Portman Square

London, W1U 8ED

Clifton Place, Hyde Park, London, W2



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**Amenities:**

Day Porter  
Lift

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**Tenure:**

Leasehold 132 years 10 months

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**Ground Rent:**

TBA

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**Service Charge:**

TBA

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**Price:**

£1,500,000

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Raised Ground Floor Flat

