



HYDE PARK MANSIONS, CABELL STREET, NW1
£1,200,000

Carter Jonas

HYDE PARK MANSIONS, CABBELL STREET, NW1

A newly refurbished 4/5 bedroom apartment situated on the lower ground floor of this impressive red brick mansions.

This spacious apartment comprises of 4/5 bedrooms, 1/2 large reception room, 3 bathrooms, one of which is an en-suite, and a separate kitchen.

The lease is 99 years from 29 September 1981.

The apartment is well located, just 0.2 miles from Edgware Road Underground Station (Circle and Hammersmith & City & Circle and District Lines).

AMENITIES

- 4/5 Bedrooms
- 1/2 Reception Rooms
- 3 Bathrooms (1 en-suite)
- Separate Fitted Kitchen
- Lower Ground Floor
- Leasehold - 99 years from 29 September 1981

TENURE Leasehold

LOCAL AUTHORITY Westminster City Council

COUNCIL TAX BAND G

EPC RATING D







— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
142.06 sqm / 1529.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features. Includes corridors, restricted head height
121.76 sqm / 1310.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 143.22 sqm / 1541.61 sqft
IPMS 3C RESIDENTIAL: 123.75 sqm / 1332.03 sqft

SPEC ID: 62315b9d0dc0e58ce889b

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Marylebone 020 7486 8866

marylebone@carterjonas.co.uk
37 New Cavendish Street, Marylebone, London, W1G 9TL

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.