

HYDE PARK SQUARE, LONDON W2

£6,500,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Rare Freehold Development Opportunity Near Hyde Park.

A unique chance to acquire a substantial freehold, stucco-fronted period property located in a serene and attractive garden square near Hyde Park.

Spanning over 5,000 sq ft across six floors, this freehold property features high ceilings and the timeless elegance of stucco-fronted architecture, showcasing its classic period charm. Currently configured for commercial use, it offers tremendous potential to be redeveloped into a grand private residence, luxury apartments, or a boutique commercial venture, subject to the necessary planning consents.

Set in a peaceful and picturesque location overlooking beautiful private gardens, the building boasts an enviable position, offering tranquillity alongside proximity to Hyde Park, excellent amenities, and convenient transport links.

This is a rare opportunity to acquire a freehold property and create something truly remarkable.

Our client has requested a discreet sale; therefore, this property is offered as an exclusive off-market opportunity, with detailed information kept strictly confidential. For more information, please contact us.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



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