



HYDE PARK
APARTMENTS



HYDE PARK APARTMENTS

Situated a stone-throw away from Hyde Park, Hyde Park Apartments promises its residents a lifestyle as lively or relaxed as they choose to make it. This fashionable part of London is renowned for its eclectic blend of stylish stores, restaurants, bars and entertainment, creating a dynamic social hub for those who want to get the best out of life.

158 SUSSEX GARDENS | W2 1UD



Paddington

Regent's Park

Marylebone

Oxford Street

Marble Arch

The City

Lancaster Gate

Mayfair

Hyde Park

Notting Hill

Buckingham Palace

Belgravia

Knightsbridge





HYDE PARK

Hyde Park is one of the largest parks in central London, and one of the Royal Parks of London, famous for its Speakers' Corner. The park is divided in two by the Serpentine lake. The park is contiguous with Kensington Gardens giving an overall area of 253 hectares, making the combined area larger than the Principality of Monaco. To the southeast, outside the park, is Hyde Park Corner. Although, during daylight, the two parks merge seamlessly into each other, Kensington Gardens closes at dusk but Hyde Park remains open throughout the year from 5 am until midnight. Hyde Park is the largest of four parks which form a chain from the entrance of Kensington Palace through Kensington Gardens and Hyde Park, via Hyde Park Corner and Green Park past the main entrance to Buckingham Palace and then on through Saint James's Park to Horse Guards Parade in Whitehall.

HYDE PARK APARTMENTS PROVIDE YOU DIRECT ACCESS TO THE BEAUTIFUL NATURAL AMENITIES OF HYDE PARK THROUGH TREE LINED STREETS AND GREEN OPEN SPACES.





Imperial College London



London Business School

WORLD CLASS UNIVERSITIES

London is home to some of the best and most prestigious universities in the world. The London School of Economics, University College London and Imperial College London are ranked in the top 50 worldwide.

All of the Capital's major universities are within close proximity to Hyde Park Apartments making it a perfect location for anyone who wishes to study in London. Families with younger children have the premium of being able to access some of the best primary and secondary schools.



University College London

**Imperial College
London**

 **CITY UNIVERSITY
LONDON**

LSE THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE

**KING'S
College
LONDON**

 **UNIVERSITY
OF LONDON**

UCL

**London
Business
School**

ual: university
of the arts
london
london college
of fashion

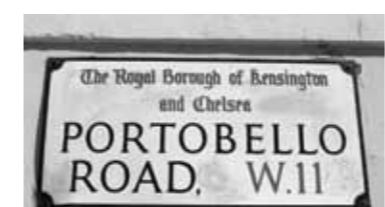


Royal Albert Hall

CULTURE & ENTERTAINMENT

London is famous for being a hub of luxury hotels, exclusive restaurants, Royal Parks, theatres, arts and music. One gets spoiled from the choice of shows and events taking place on London daily offering entertainment for everyone.

It is Europe's gastronomic capital and one of the top gourmet destinations in the world. There is an endless choice of restaurants to suit anyone's taste and appetite. London has fifty-five Michelin-starred restaurants and numerous boutique shops for fashionable eating.



SHOPPING EXPERIENCE

THE MOST FASHIONABLE SHOPPING STREETS KNOWN TO MANKIND WITHIN 10 MINUTES WALK OF THE HYDE PARK APARTMENTS

London's West End shopping streets lie deceptively close to the Hyde Park Apartments - Oxford Street, the busiest shopping strip in Europe, if not the world, is a 10 minute walk, while Bond Street, the most expensive retail location in Europe, is little over 15 minutes. All the brands and names that re-define quality, luxury and prestige can be found in the niche pocket of the Capital.

Westfield shopping centre, one of Europe's largest shopping mall, is 5 minutes away by train or taxi.





TRANSPORTATION

2018 Crossrail opening will have a huge positive impact on the area from a value prospective.

The new Cross Rail line runs from West to East /North East and South East with direct connection to Heathrow airport. The nearest stops are: Bond Street and Paddington. For more information regarding fares and specific routes please check: <http://www.crossrail.co.uk/>









CONCIERGE

Hyde Park Apartments will offer its residents a luxury lifestyle management service from the world's leading concierge group. The service will provide access to exclusive membership to a prestigious private members service, which is on hand across the world solely to assist members.

The concierge will be available to make priority bookings for the hottest VIP events, finest restaurants, night clubs, sporting events, spas and hotels in London and around globe. Hyde Park Apartments will hand you the virtual keys to London. The service will also include the following:

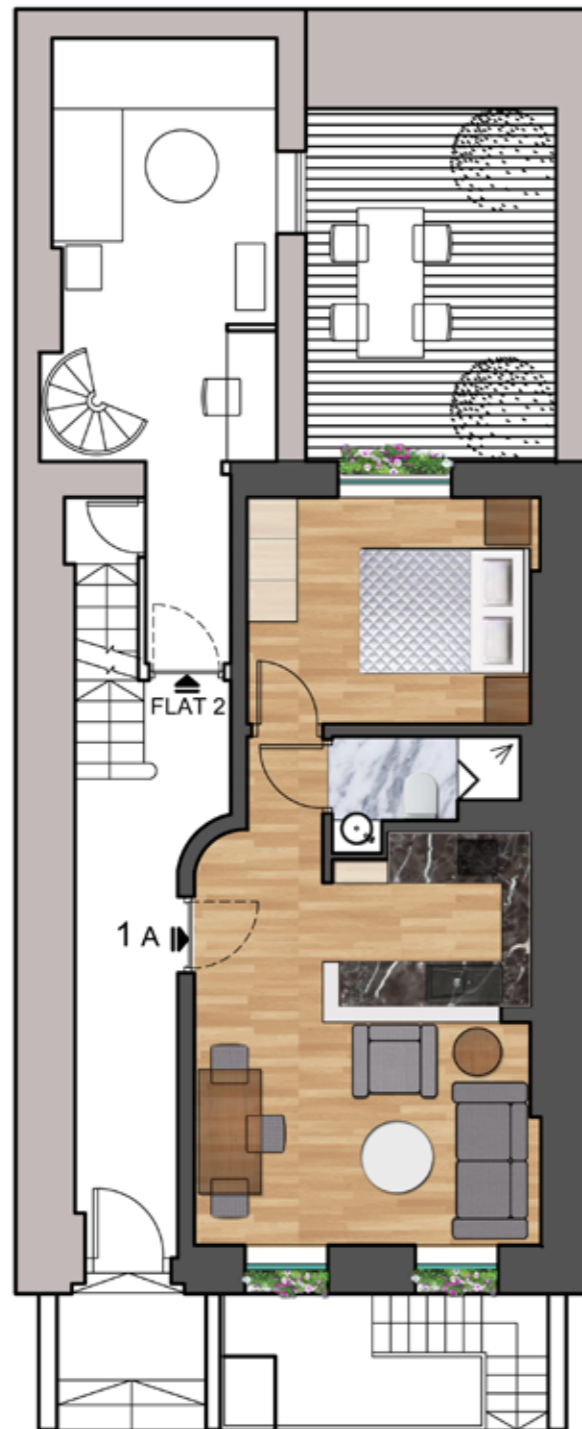
- Cleaning
- Housekeeping
- Laundry Service
- Post Management
- Handyman Maintenance
- Secure key holding
- Grocery shopping & accepting deliveries





AREA SCHEDULE

FLAT	FLOOR	TYPE	AREA (SQ.FT)	AREA (SQ.M)	OUTSIDE AREAS (SQ.FT)	OUTSIDE AREAS (SQ.M)
1B	Lower Ground	1 bed/ 2 bath/ Study room	744.77	69.18		
1A	Raised Ground	1 bed/ 1 bath	419.40	38.96		
2	Lower Ground Raised Ground First floor	1 bed 1 bath 1 WC	552.04	51.28	Patio: 141.02	Patio: 13.1
3A	First Floor	* 1 bed/ 1 bath	508.70	47.25		
3B	Second Floor	2 bed/ 2 bath	210.30	48.43		
5	Third Floor	2 bed / 1 bath	556.80	51.72		
6	Fourth Floor	* 1 bed/ 1 bath	530.80	49.31		


FLAT 1A
GROUND FLOOR

 TOTAL: 419.90 SQ FT | 38.96 M²

 LIVING ROOM: 4.18 x 2.80 M / 45.00 x 30.14 FT
 KITCHEN: 2.08 x 2.50 M / 22.39 x 26.91 FT

 BEDROOM: 3.41 x 2.73 M / 36.71 x 29.39 FT
 BATHROOM: 2.27 x 1.41 M / 24.44 x 15.18 FT

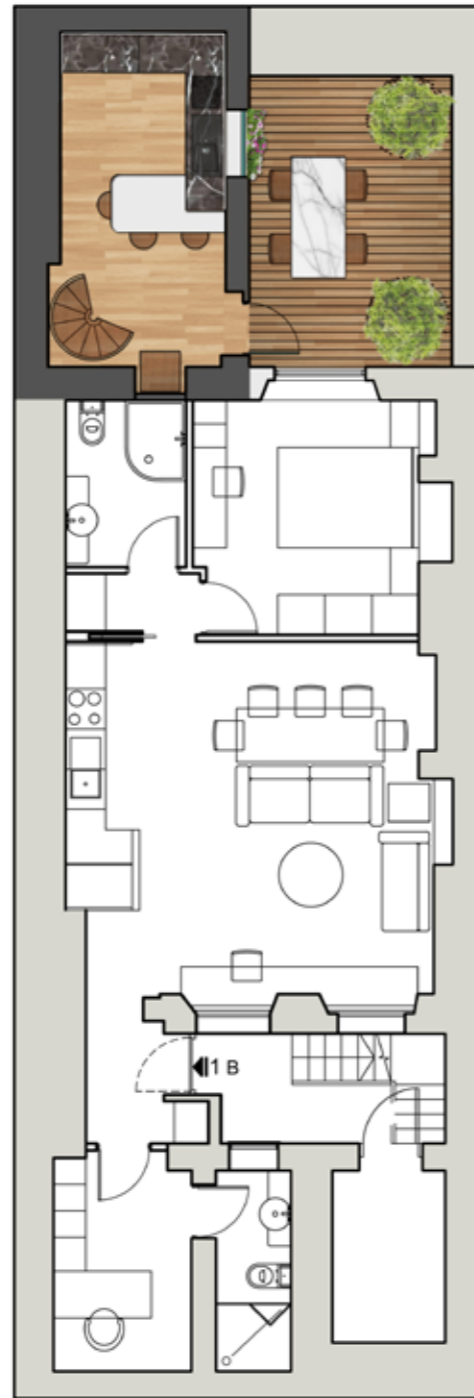
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FLAT 1B
LOWER GROUND FLOOR

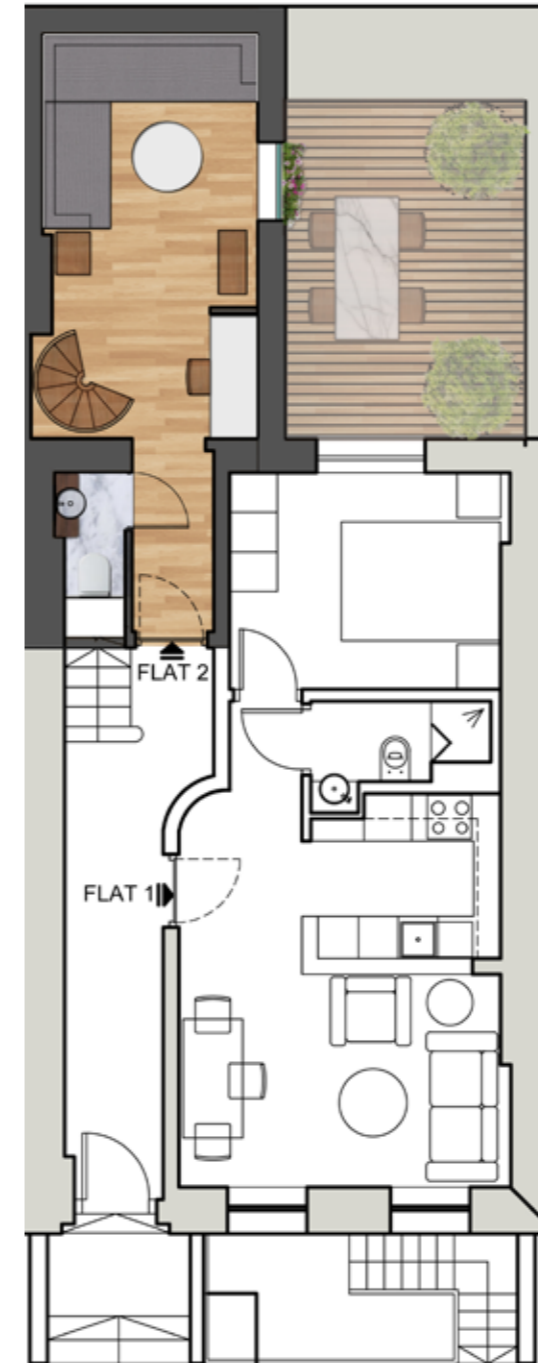
 TOTAL: 744.77 SQ FT | 69.18 M²

 LIVING ROOM / KITCHEN: 5.78 x 5.44 M / 62.22 x 58.55 FT
 BEDROOM: 3.88 x 3.50 M / 41.77 x 37.68 FT
 BATHROOM 1: 1.80 x 2.50 M / 19.38 x 26.91 FT
 BATHROOM 2: 1.12 x 3.00 M / 12.06 x 32.30 FT
 STUDY ROOM: 2.05 x 3.25 M / 22.07 x 34.99 FT

Subject to planning permission



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

FLAT 2 | TRIPLEX
LOWER GROUND FLOOR | GROUND FLOOR | FIRST FLOOR
TOTAL: 552.04 SQ FT | 51.28 M²
LIVING ROOM: 2.71 x 5.10 M / 29.17 x 54.90 FT
KITCHEN: 2.65 x 5.00 M / 28.53 x 53.83 FT
W.C: 1.00 x 2.11 M / 10.77 x 22.71 FT
BEDROOM: 2.83 x 3.41 M / 30.46 x 36.71 FT
BATHROOM: 2.19 x 1.55 M / 23.57 x 16.69 FT
PATIO: 3.02 x 4.34 M / 32.51 x 46.72 FT
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FLAT 3A | 1 BEDROOM

FIRST FLOOR

TOTAL: 508.70 SQ FT | 47.25 M²

LIVING ROOM/ KITCHEN: 5.97 x 4.31 M / 64.26 x 46.40 FT

BEDROOM: 3.54 x 3.00 M / 38.10 x 32.30 FT

BATHROOM: 2.54 x 1.60 M / 27.35 x 17.22 FT

Subject to planning permission



FLAT 3A | 2 BEDROOMS

SECOND FLOOR

TOTAL: 508.70 SQ FT | 47.25 M²

LIVING ROOM/ KITCHEN: 2.94 x 6.22 M / 31.70 x 6.96 FT

BEDROOM 1: 2.52 x 3.46 M / 27.10 x 37.25 FT

BEDROOM 2: 3.42 x 2.74 M / 36.80 x 29.95 FT

BATHROOM: 1.92 x 1.50 M / 20.67 x 16.18 FT

Subject to planning permission


FLAT 3B
SECOND FLOOR

 TOTAL: 508.70 SQ FT | 47.25 M²

LIVING ROOM/ KITCHEN: 2.80 x 6.16 M / 30.14 x 66.31 FT

BEDROOM 1: 2.73 x 2.97 M / 29.40 x 32.00 FT

BEDROOM 2: 3.47 x 2.81 M / 37.40 x 30.25 FT

BATHROOM 1: 1.92 x 1.00 M / 20.77 x 10.77 FT

BATHROOM 2: 1.43 x 2.75 M / 15.40 x 29.60 FT

Subject to planning permission

FLAT 5
THIRD FLOOR

 TOTAL: 556.80 SQ FT | 51.72 M²

LIVING ROOM/ KITCHEN: 5.63 x 3.91 M / 60.60 x 42.09 FT

BATHROOM : 2.17 x 1.70 M / 23.40 x 18.30 FT

BEDROOM 1: 2.41 x 3.89 M / 26.00 x 41.90 FT

BEDROOM 2: 3.03 x 2.77 M / 32.60 x 29.82 FT

Subject to planning permission



FLAT 6 | 1 BEDROOM

FOURTH FLOOR

TOTAL: 530.80 SQ FT | 49.31 M²

LIVING ROOM/ KITCHEN: 5.60 x 3.50 M / 60.30 x 37.70 FT

BEDROOM: 3.43 x 5.67 M / 37.00 x 61.00 FT

BATHROOM: 1.26 x 2.45 M / 13.60 x 26.30 FT

Subject to planning permission



FLAT 6 | 2 BEDROOMS

SECOND FLOOR

TOTAL: 530.80 SQ FT | 49.31 M²

LIVING ROOM/ KITCHEN: 5.60 x 3.50 M / 60.30 x 37.70 FT

BEDROOM 2: 3.00 x 2.41 M / 32.30 x 26.00 FT

BEDROOM 1: 2.55 x 3.43 M / 27.50 x 37.00 FT

BATHROOM: 1.26 x 2.45 M / 13.60 x 26.30 FT

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HYDE PARK APARTMENTS

INTERNAL SPECIFICATIONS

ENTRANCE & HALLWAY

- High gloss oil entrance door with polished chrome handles - Banham security locks and fob access
 - Video entry and intercom system with camera
 - Sensor Activated lighting
 - Marble floor to the entrance
 - Luxury anti stain carpet to staircase
 - Mirror to the entrance and feature lighting
 - Classic English style tiled entrance externally
 - Jardinières entry

APARTMENTS

Living Room & Hall

- Satin lacquer panel front door with Banham security lock
- Hard wood European oak flooring, 18mm-22mm thick
- Oak wooden skirting boards painted with ecological colours DULUX
- Concealed radiators within bespoke wooden radiator covers
- Pre-wired HD TV, DVD, internet and telephone

Kitchen

- Italian bespoke kitchen with high gloss lacquered finishes
 - Worktop hygienic antibacterial
- Splash back with high quality materials (glass mirrored/ glass mosaic/ natural stone)
- Appliances Integrated Miele and Siemens (dishwasher, fridge freezer, washer-dryer, ceramic hob, oven)
- Stainless steel Franke sink with Hansgrohe chrome mixer tap
 - Stainless steel microwave & extractor hood
- Concealed lighting beneath the cabinets with LED

Bathroom

- High quality gress fine porcelain tiling, full body from Cisa Italia
- Frameless, toughened, clear glass shower screen and chrome trim
 - White fixtures – Flaminia sanitary ware
- Polished chrome high quality heated towel rail
- Stainless steel mixer tap Hansgrohe and accessories
 - Ventilation system
- Concealed perimeter lighting
- Mirror cabinet and vanity unit
 - Fitted hydraulic flow

Bedrooms

- Hardwood oak floor European oak flooring, 18mm -22mm thick
- Oak wooden skirting board painted with ecological colours DULUX
 - Bespoke fitted wardrobes with internal lighting
- Concealed radiators within bespoke wooden radiator covers
 - Pre-wired for HD TV & DVD

General Finishes

- Panelled wood internal doors with lacquer finish painted with ecological colours DULUX & stainless steel handles
 - CCTV cameras to main communal entrance
- Roof ceiling lights with LED dimmable downlights
 - Led lights all fire rated
 - Dimmer light controls where applicable
- Thermal and acoustic insulation, stained with matt ecological colours
- Gas Fired heating with high efficiency boilers with individual thermostatic radiator
 - Main powered smoke-heat and carbon monoxide (Co) detectors
- All colours are ecological high quality DULUX (walls, ceiling, doors & windows)
 - Spy hole to apartment entrance doors

THE DEVELOPER

Welcome to Hyde Park Apartments, a collection of high quality apartments.

Brought to you by Euroterra Capital, a boutique Property Investment and Development company with headquarters in London of-fices well placed in strategic locations

Euroterra Capital has vast experience in providing high quality residential homes and apartments in Prime Central London.

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