



Somers Crescent, London, W2

Guide Price: £3,250,000

Freehold

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The raised ground floor welcomes you with a generously sized reception room, filled with natural light and opening out to a private rear terrace. The lower ground floor comprises a fully equipped kitchen, a convenient guest WC and integral garage access, providing both practicality and security.

The principal bedroom suite occupies the entire first floor, complete with a private dressing area and luxurious en-suite bathroom. Two additional double bedrooms, each with their own en-suite facilities. The top floor features a second reception room or study space, which opens onto a rooftop terrace with views over the surrounding area.

Ideally positioned just 8 minutes' walk from the green open spaces of Hyde Park and 7 minutes from Paddington Station, the property is perfectly placed for transport links via the Bakerloo, District and Circle lines, as well as Heathrow Express. The boutique shops, restaurants, and cafés of Connaught Village are also just a short stroll away.

Council Tax Band:

- Freehold
- Elegant five-storey townhouse in the Hyde Park Estate
- Large raised ground floor reception room
- with private terrace
- Additional top-floor reception room with rooftop terrace
- Fully fitted kitchen on the lower ground floor



Total floor area: 243.03 sq.m | 2616 sq. ft. approx - Including Garage







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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