







One Hyde Park  
London



## ONE HYDE PARK

*An exceptional one bedroom residence  
benefiting from the unmatched amenities of  
One Hyde Park and an exacting interior  
remodelled by Nuhu Developments.*

One Hyde Park, in the heart of fashionable  
Knightsbridge, is regarded as London's  
most prestigious residential address and  
is home to some of the World's most  
coveted apartments.



ONE HYDE PARK  
LONDON







## *The* **ASPECT**

*Located in Pavilion A, this 5th floor apartment is the highest of its kind in the building, overlooking the trees of the planted courtyard below and on to a city view of Knightsbridge beyond.*





## The LOCATION

*The unique location, with the elegance and excitement of bustling Knightsbridge to the south and the glorious romance and serenity of Hyde Park to the north, offers an incomparable London living experience for those who want the ultimate in elegance, peace and style. The position of One Hyde Park affords residents unrivalled views across Hyde Park, The Serpentine and Knightsbridge.*

**A** Serpentine Gallery

**B** Royal Albert Hall

**C** Science Museum

**D** Natural History Museum

**E** Zuma Restaurant

**F** Harrods

**G** Harvey Nichols

**H** Buckingham Palace

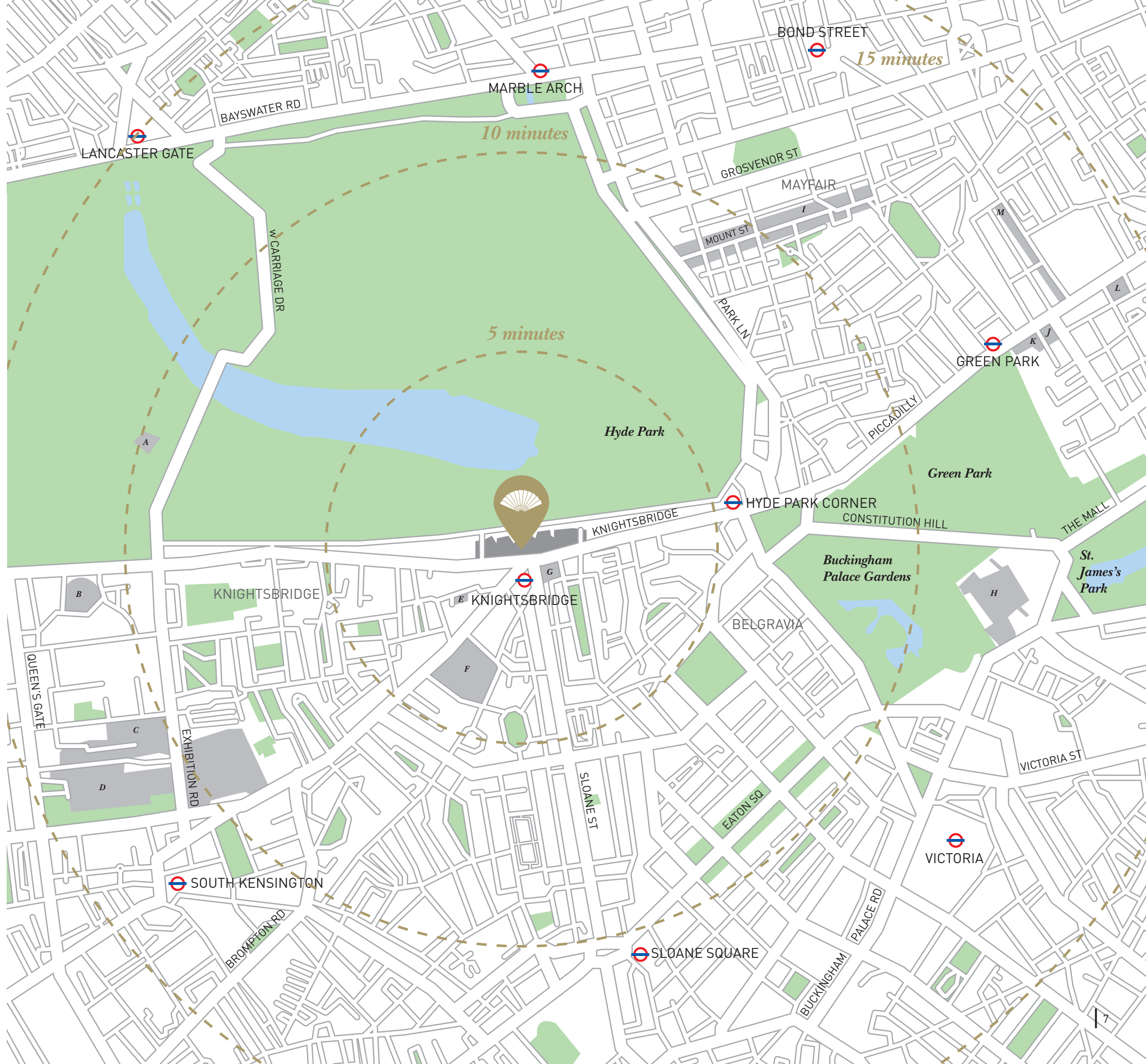
**I** Mount Street

**J** The Ritz

**K** The Wolseley

**L** Fortnum & Mason

**M** Burlington Arcade







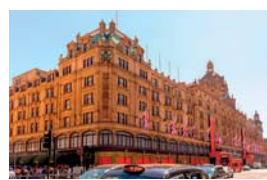
*Hyde Park*  
0.1 Miles



*Berkeley Square*  
1.3 Miles



*Sloane Street*  
0.1 Miles



*Harrods*  
0.3 Miles



*Belgrave Square*  
0.5 Miles



*Buckingham Palace*  
0.9 Miles



*St James's Park*  
1.1 Miles



*Big Ben*  
2 Miles







## The BUILDING

*Designed by Roger Stirk Harbour + Partners, One Hyde Park in Knightsbridge is one of the world's most exclusive developments. Managed by the Mandarin Oriental Hotel Group, One Hyde Park provides residents with bespoke services and amenities more commonly associated with the best hotels on the planet – all from the comfort of their own home. Without equal in London, an apartment at One Hyde Park offers residents a truly unique lifestyle with unsurpassed amenities and legendary Mandarin Oriental hotel services.*

- 24 Hour concierge and dedicated 60 man Mandarin Oriental team
- Room service from the Mandarin Oriental
- 24 Hour on-site maintenance personnel
- In-house maid service
- Same day laundry and dry cleaning
- Secure underground car parking with cleaning and valet service
- Private temperature controlled wine storage for each apartment
- Dedicated house car and chauffeur for residents exclusive use
- Separate resident and staff lifts to all floors
- Private spa
- 21m Ozone swimming pool
- Saunas and steam rooms
- State-of-the-art gym
- Two private studios
- Squash court with digital scoring
- Virtual games room with golf simulator
- Serpentine Suite (catering for approximately 36 seated guests or canapés for up to 100)
- The Screening Room cinema with seating for 18 guests
- Park Library with bar and two private meeting rooms with conferencing facilities











## *The* APARTMENT

*Completely redesigned and refurbished to Nuhu's legendary high standards, this luxuriously appointed space is the ultimate London pied-à-terre. The lavish entrance hall leading into the bespoke reception room and dining area, spacious kitchen and king-size bedroom suite with marble bathroom complete this ideal residence. The property also includes a guest cloakroom, utility cupboard, coffee/champagne bar, study area, all coupled with integrated climate control, triple glazing, power windows and embassy standard security. There is the additional advantage of your personal wine cellar and underground parking space, all together making it truly unlike any development ever built.*

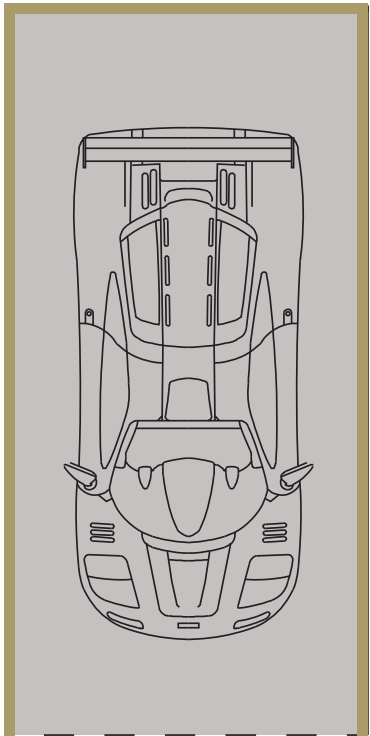




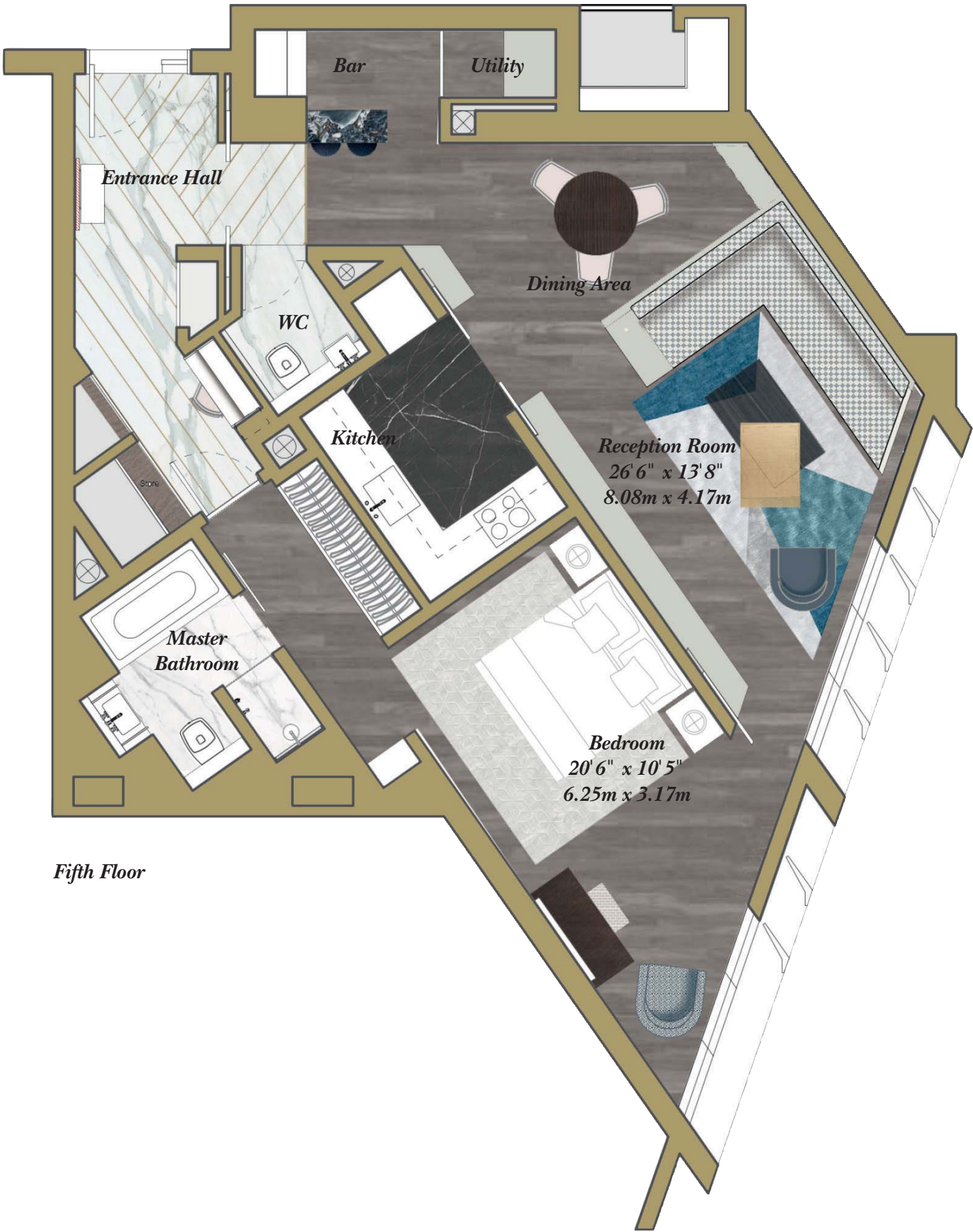




The  
FLOORPLANS



Basement Level Two



**Approx Internal Area  
(Excluding Wine Store  
and Parking)**

1,022 sq ft - 94.95 sq m

**Basement  
Car Park Space**

16'0" x 9'10"  
4.89m x 2.39m





## *The* **TERMS**

**Service Charge** Approximately £22,089

**Ground Rent** £2,000 per annum

**Tenure** Leasehold; approximately  
989 years remaining

**EPC Rating** B

**Local Authority** City of Westminster

**Price** £5,950,000 Subject to Contract

Contents available by separate negotiation





The  
DEVELOPER

*Nuhu+ brings together extensive international lifestyle and development expertise to provide properties of unparalleled style and sophistication within prime central London.*

Nuhu+ is fast differentiating itself as the 'go to developer' for more considered design, enduring quality, growing value, and ease of lifestyle.

**nuhu +**

***Nuhu Developments Limited***  
No1 Berkeley Street, Mayfair  
London, W1J 8DJ

Contact: Stephen Hughes  
shughes@nuhu.co.uk  
+44 (0)20 7016 8919

The  
AGENTS

Savills Sloane Street  
Ben Morris  
bmorris@savills.com  
020 7590 5061  
savills.co.uk







## POSITIVELY BETTER LIVING

### IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2017. Particulars prepared August 2017.