

# PARK MODERN

Hyde Park, London



Apartment 42 • Fourth floor



**FENTON WHELAN**

LONDON



**Park Modern offers unparalleled views overlooking Kensington Gardens, Hyde Park and London's skyline.**

It's exceptional architecture, complemented by spacious layouts featuring floor-to-ceiling windows, seamlessly combines urban chic with resort-style luxury living.

- ▶ 52 apartments and three penthouses
- ▶ Spectacular south-facing views accentuated by floor-to-ceiling windows
- ▶ Bespoke kitchens with Gaggenau appliances
- ▶ 24-hour security and concierge run by Rhodium
- ▶ Valet parking and resident's car park
- ▶ World-class spa offering a 25m pool, gym, beauty salon and treatment rooms
- ▶ Personal spa therapist, trainers, yoga and fitness instructors
- ▶ Resident's lounge and cinema

Services are optional and subject to additional charges

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INVERNESS TERRACE



QUEENSWAY

## APARTMENT 42

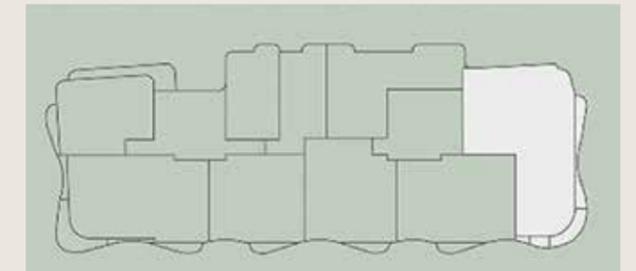
Three bedrooms

### Fourth floor

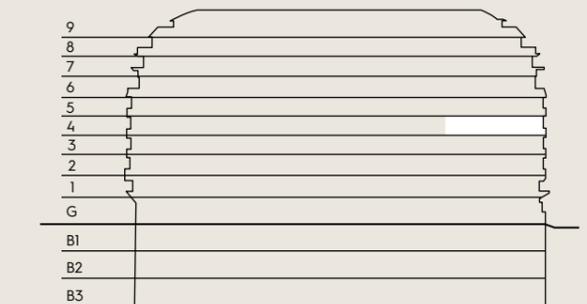
Gross internal area	218 sqm	2351 sqft
Terraces	20 sqm	217 sqft

Reception	7.38 x 7.73m	24'2" x 25'3"
Kitchen	4.90 x 4.80m	16'1" x 15'7"
Principal Suite	4.88 x 4.57m	16'0" x 14'9"
Principal Ensuite	3.92 x 1.89m	12'8" x 6'2"
Bedroom 2	4.74 x 3.49m	15'5" x 11'4"
Bedroom 3	3.40 x 3.30m	11'1" x 10'8"

### Floor plate - Fourth floor

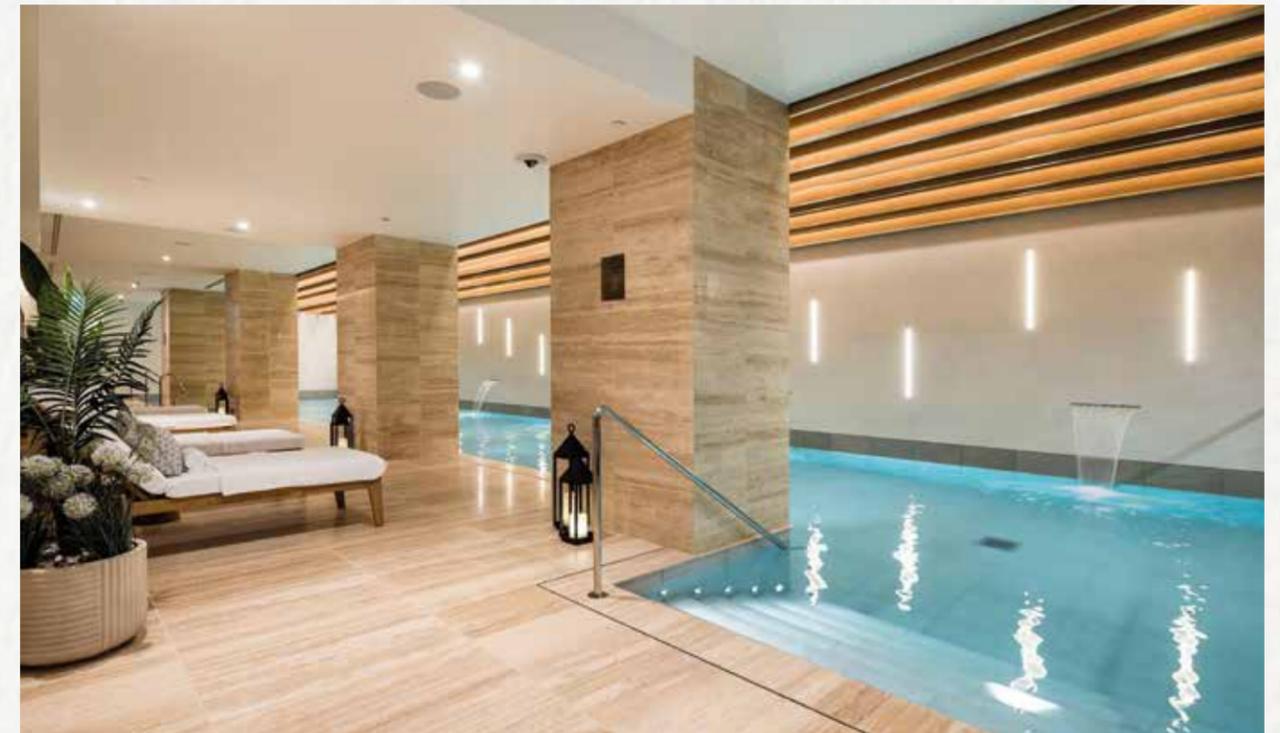


### Floor locator - Fourth floor



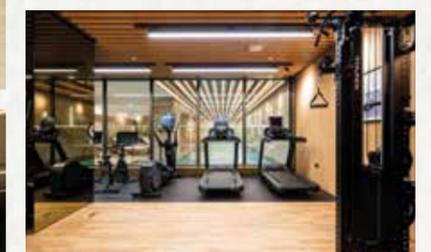
The areas and dimensions provided on these floorplans are subject to design development and are approximate and for guidance only at this stage. Further dimensions, including clear heights of windows and ceilings, balcony and terrace areas may vary in size and are subject to design development. Please speak to the sales team for details. Indicative areas are measured as gross internal areas (NIA) using the RICS Code of Measurement, 6th Edition.

Sunrise/sunset is an indicative guide only and is not to be used for exact positioning of the sun in relation to the apartment.



QUEENSWAY    **PARK MODERN**    BILLIONAIRES' ROW    MARBLE ARCH    CLARIDGE'S    HYDE PARK    BUCKINGHAM PALACE    HARRODS    KENSINGTON PALACE    ROYAL ALBERT HALL    IMPERIAL COLLEGE

DISTANCE BY ROAD	Time
Queensway	2 min
Billionaires' Row	3 min
Royal Albert Hall	8 min
Kensington	8 min
Marble Arch	9 min
Knightsbridge	12 min
Imperial College	12 min
Harrods	13 min
Buckingham Palace	14 min
Bond Street	15 min



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To find out more and set up a private viewing, please contact our sales and marketing manager:

Doini Palm

+44 7415 960 393

[doini@fentonwhelan.com](mailto:doini@fentonwhelan.com)

[www.fentonwhelan.com](http://www.fentonwhelan.com)

Contact Beauchamp Estates:

020 7499 7722

[newhomes@beauchampstates.com](mailto:newhomes@beauchampstates.com)

[www.beauchampstates.com](http://www.beauchampstates.com)



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