



REAL  
ESTATE

## Park Modern, Bayswater Road, London W2 3JH

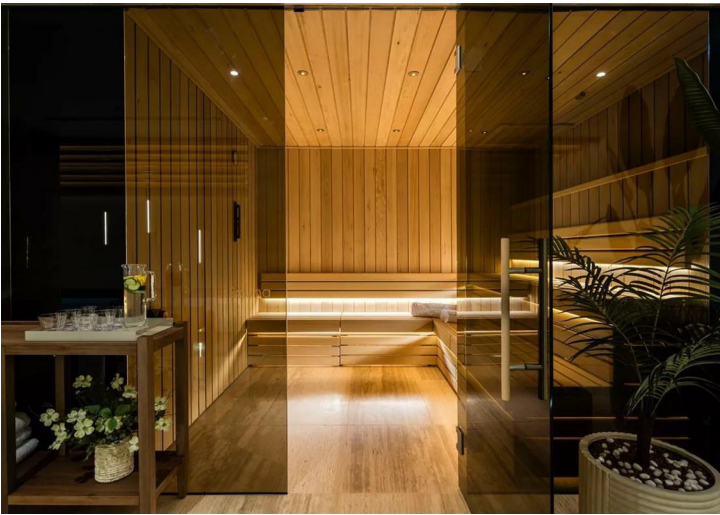
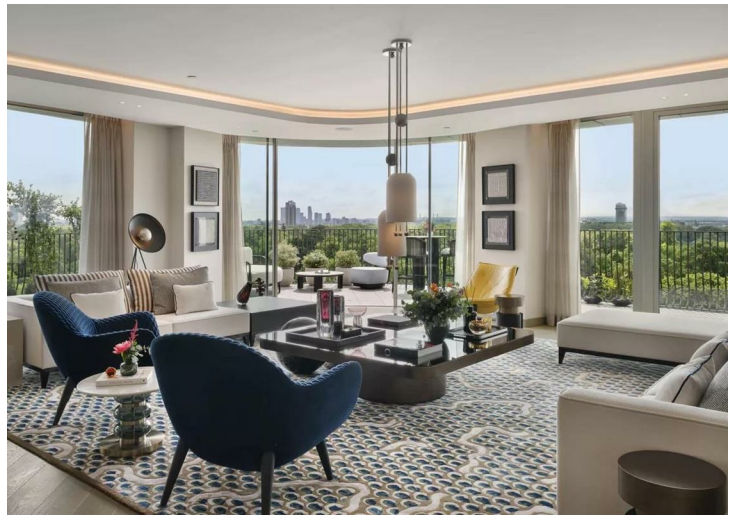


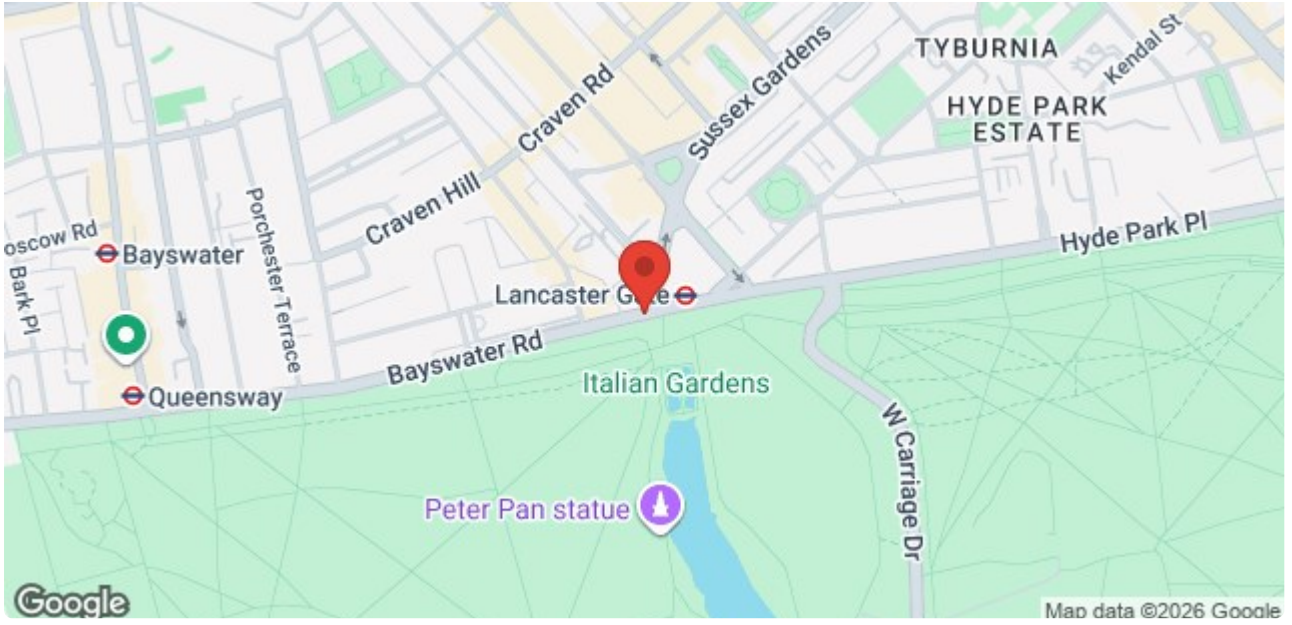
An exceptional opportunity to purchase a lateral five-bedroom sub-penthouse with breathtaking, uninterrupted views over Hyde Park. Located on the 8th floor of the exclusive Park Modern development, this 5,581 sq ft residence offers the perfect combination of elegance, space, and natural light. The apartment features a wraparound terrace of 1,745 sq ft, accessible from every room, allowing you to fully immerse in the stunning views across Hyde Park, from sunrise to sunset.


**£42,000,000**


---

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealestate.uk](mailto:welcome@azrealestate.uk)





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Five-Bedroom spectacular sub-penthouse offering unparalleled, uninterrupted views over Hyde Park and Kensington Gardens.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB  
 T: 0203 871 4074 | [welcome@azrealestate.uk](mailto:welcome@azrealestate.uk)