



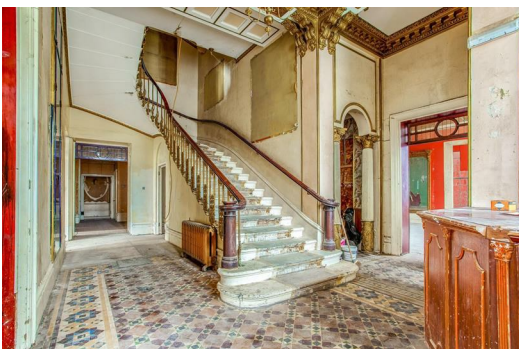
## The Averard Hotel Lancaster Gate | London | | W2 3LH

### 25,000 SQ FT (2323 SQ M) DEVELOPMENT OPPORTUNITY!

10-11 Lancaster Gate were built as part of larger development of Victorian luxurious terraced houses which consisted of twenty one residences. They were originally built as Victorian first class town mansions by builder and developer John Kelk in 1862. No 10-11 Lancaster Gate were built for residential purposes, comprise seven storeys including basement and attic in classical Victorian style and have an abundance of internal and external features of the era.

The property is located in London Borough of Westminster. The property is a Grade 2 Listed building and is within the Bayswater Conservation Area. Currently, there is no planning permission and will be sold UNCONDITIONAL TO ANY PLANNING

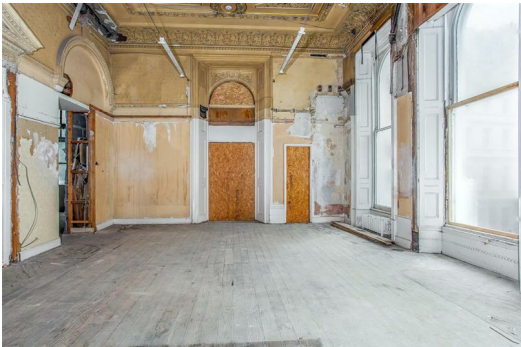
Reduced To £26,800,000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. **REGISTERED OFFICE** Printed