

# Lancaster Gate, Hyde Park W2

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This light filled penthouse is set on the eighth floor of a mid century building and offers over 1,981 sq ft of living and entertaining space. Floor to ceiling sliding glass doors and a large south-facing balcony span the entire length of the front of the apartment. There are also two well proportioned terraces.

The accommodation comprises a principal bedroom with en suite bathroom, three further bedrooms all of a good size, family shower room, extremely large reception room, kitchen/dining room and multiple private balconies. There is direct lift access into the flat and a parking space in the underground garage comes with the flat.



**Guide price:** £3,680,000

**Tenure:** Leasehold: 141 years remaining

**Service charge:** £11,074.44 per annum, reviewed every year, next review date 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H

## Location

Transport links can be found nearby at Paddington Mainline (Network Rail, Heathrow Express) and Underground Stations (Elizabeth line, Circle line and District, Bakerloo and Hammersmith and City) and Lancaster Gate (Central Line).

The apartment is well connected to Heathrow Airport due to the local transport connections.

The local shopping amenities of Connaught Village and Westbourne Grove are close by and Marble Arch and Oxford Street are within easy reach.

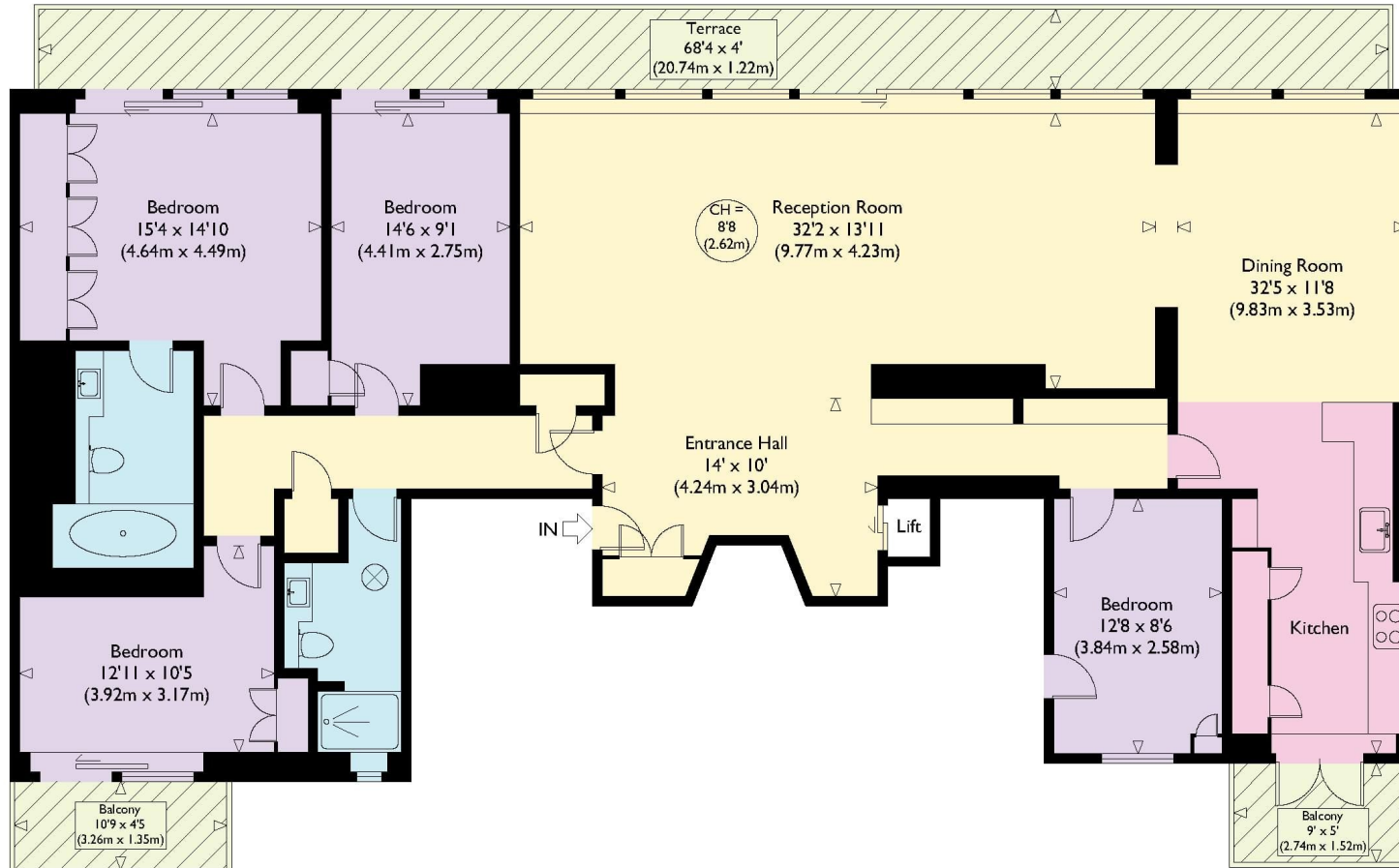








# Heron Court



Eighth Floor

Approximate Gross Internal Floor Area : 1981 sq ft / 184.0 sq m  
 Approximate Gross External Floor Area : 86 sq ft / 8.0 sq m (Balconies / Terrace)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated Sept 2023. Photographs and videos dated Sept 2023.

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