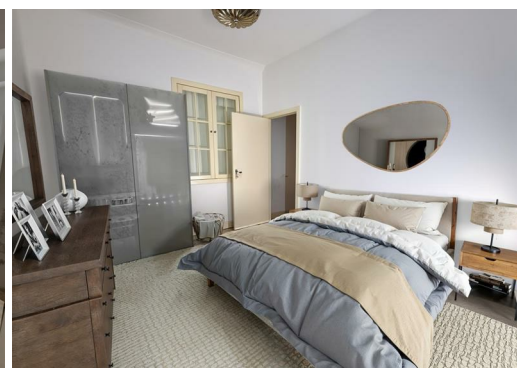


LEXINGTONS



FOR SALE



Gloucester Road, London, SW7

Asking Price £995,000

Lexingtons are delighted to present this spacious, unmodernised three-bedroom apartment, located on the lower ground floor of an elegant period white stucco-fronted house conversion. The property offers significant potential, requiring updating and reconfiguration to meet modern standards - an ideal opportunity for those wishing to create a bespoke home from scratch or undertake a rewarding refurbishment project. Conveniently positioned within easy reach of Gloucester Road Station and Hyde Park, the apartment further benefits from its own private entrance, a new 999-year lease, and low service charges.

Please note: Certain furnishings shown in the images have been digitally added to enhance the presentation of the rooms and are not included in the sale.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

- Unmodernised 3 bedroom flat
- Located near tube, shops and Hyde Park
- Offered with a new 999 Year lease
- Low service charges
- Own private entrance
- 1321 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
122.8 sq m / 1321 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.2 sq m / 2 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEADROOM
Limited use area under stairs
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

