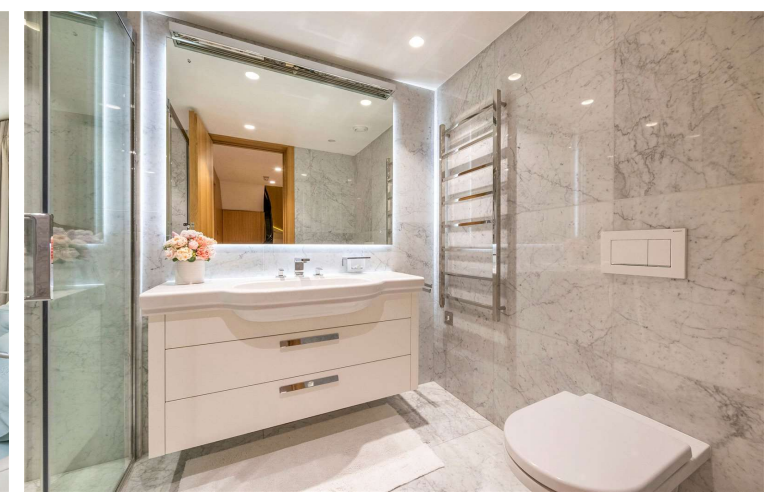
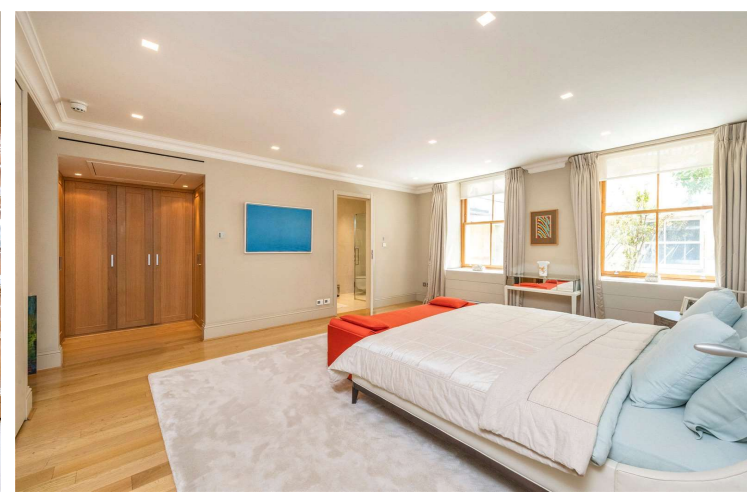
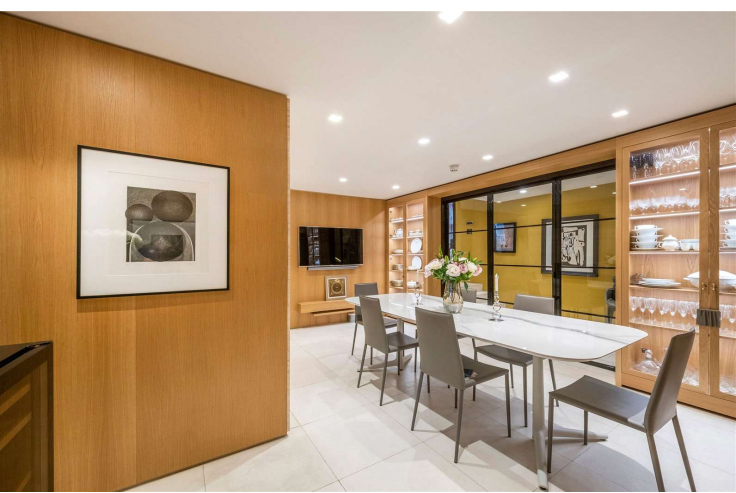




Lancaster Gate  
London, W2

CHESTERTONS





Welcome to an extraordinary ground floor duplex apartment with air-conditioning and porter, situated in a prestigious grand period stucco building. This remarkable property epitomizes luxury and offers a truly exceptional living experience. Step into the grand reception room with soaring 4.17-meter ceiling heights, bathed in natural light from its south-facing orientation. Immerse yourself in the exquisite craftsmanship showcased through high-end joinery and oak panelling, creating an atmosphere of timeless elegance.

With three spacious bedrooms, including a master suite, this apartment provides ample space for relaxation and personal retreats. The two beautifully designed marble bathrooms offer indulgence and tranquillity, while the fully equipped Miele kitchen appliances cater to the most discerning of chefs. The separate dining room provides an elegant setting for hosting memorable gatherings, and the cosy TV room offers a comfortable space for relaxation. Convenience is further enhanced with a separate utility room, providing practicality for daily tasks.

Throughout the apartment, you will find the finest oak wood floors, adding warmth and sophistication to every room. Additionally, this exceptional residence benefits from its close proximity to Hyde Park, Paddington Station, and Lancaster Gate Underground Station, providing easy access to green spaces and transportation links.

- Prestigious Stucco Building
- Air-Conditioning
- Grand Reception Room
- South-Facing Orientation
- High-End Joinery
- Oak Panelling & Floors
- Porter
- 3 Spacious Bedrooms
- 2 Marble Bathrooms
- Fully Equipped Miele Kitchen
- Private Patio
- Close to Hyde Park

**Tenure:** Share of Freehold 980 years 6 months  
**Service Charge:** £11,407.20 per annum  
**Ground Rent:** None  
**Local Authority:** Westminster City  
**Council Tax Band:** H

**Asking Price £3,900,000**

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street  
London  
W2 2AB

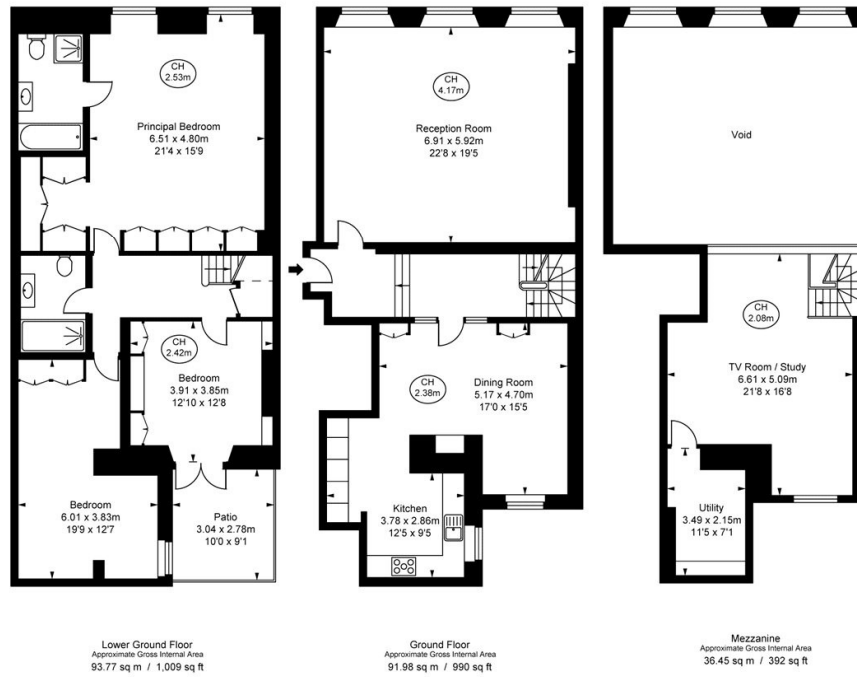
sales.hydepark@chestertons.co.uk

020 7298 5900

chestertons.co.uk

Lancaster Gate, W2  
 Approximate Gross Internal Area  
 222.20 sq m / 2,392 sq ft  
 (Excluding Void)

( Including restricted height  
 under 1.5m [ - - - - ] )  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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