



Chelwood House
Gloucester Square, W2

CHESTERTONS





Nestled within the prestigious Chelwood House on Gloucester Square, W2, this exceptional property epitomizes luxury living with its expansive 1942 sqft lateral layout. Situated in a highly coveted portered block with a lift, this south-facing apartment boasts unparalleled views of the meticulously landscaped communal gardens from its spacious balcony. Boasting three double bedrooms, including a princely master suite with a full ensuite bathroom, and a second family bathroom, the residence exudes comfort and style. The potential for a third ensuite bathroom, pending requisite permissions, is presented by the adjacent utility room. A capacious south-facing reception area, complemented by a separate dining room, offers a seamless flow for entertaining, while a generously sized kitchen, replete with dining space, caters to culinary enthusiasts. Additional amenities include a guest WC, cloakroom, and exclusive access to the private residents-only gardens. Conveniently located near Hyde Park, Paddington Station, and the charming Connaught Village, this property affords a lifestyle of unparalleled sophistication and convenience. Furthermore, its private garage within the underground parking area adds an extra layer of convenience and security.

- Porter & Lift
- 1942 sqft
- Lateral Living
- Balcony
- South Facing
- Access to Private Residents Gardens
- Private Garage

Asking Price £3,500,000

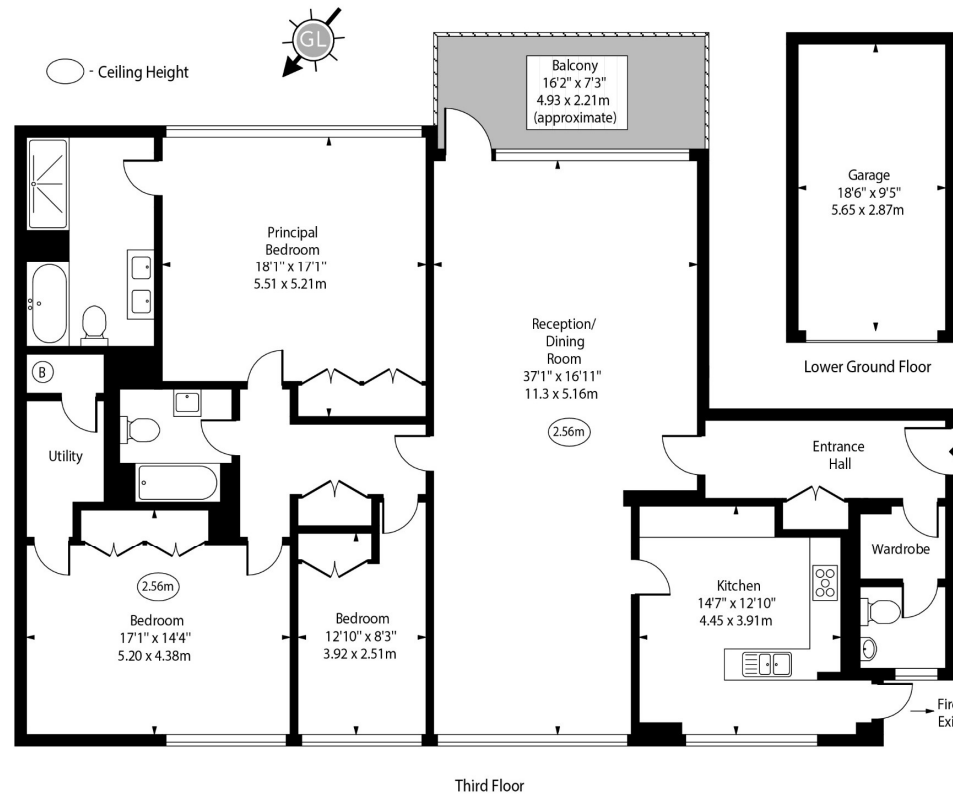
Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		83
C	(71-80)	73	
D	(61-70)		
E	(51-60)		
F	(41-50)		
G	(1-40)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Share of Freehold with 982 Year Lease (25/03/3007)
Service Charge: £16945.8 Including Garage, Gardens and Reserve Fund.
Ground Rent: None
Local Authority: City of Westminster
Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

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Chelwood House,
Gloucester Square, W2



Third Floor
Approx Gross Internal Area 1942 Sq Ft - 180.41 Sq M
(Excluding Garage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 023717J

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