



Chelwood House
Gloucester Square, W2





Situated within the prestigious Chelwood House on Gloucester Square, this exceptional first-floor apartment offers an expansive 1,928 sq ft of lateral living space with a desirable south-facing aspect. The property boasts three well-proportioned bedrooms, two of which are en-suite, alongside a guest WC. The standout feature is the magnificent double-aspect reception room, extending over 36 feet in length and spanning an impressive 614 sq ft, which opens onto a private south-facing balcony overlooking the beautifully maintained Gloucester Square Gardens. A spacious kitchen with a breakfast bar complements the layout, providing a perfect balance of elegance and functionality. Residents benefit from concierge services, lift access, a private garage, and exclusive use of the expansive communal gardens. Ideally located, the property is just moments from Connaught Village, the open spaces of Hyde Park, and excellent transport links.

- First-floor, south-facing
- 1,928 sq ft lateral
- Three bedrooms, two ensuite
- Guest WC
- 36ft double-aspect reception
- South-facing balcony
- Overlooks Gloucester Square Gardens
- Concierge and lift
- Private garage included
- Communal gardens access
- Near Connaught Village
- Close to Hyde Park and transport links

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Asking Price £3,200,000

Tenure: Share of Freehold with 982 Year Lease (25/03/3007)

Service Charge: £16313.82 Including garage and garden charges

Ground Rent: None

Local Authority: City of Westminster

Council Tax Band: H

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

London

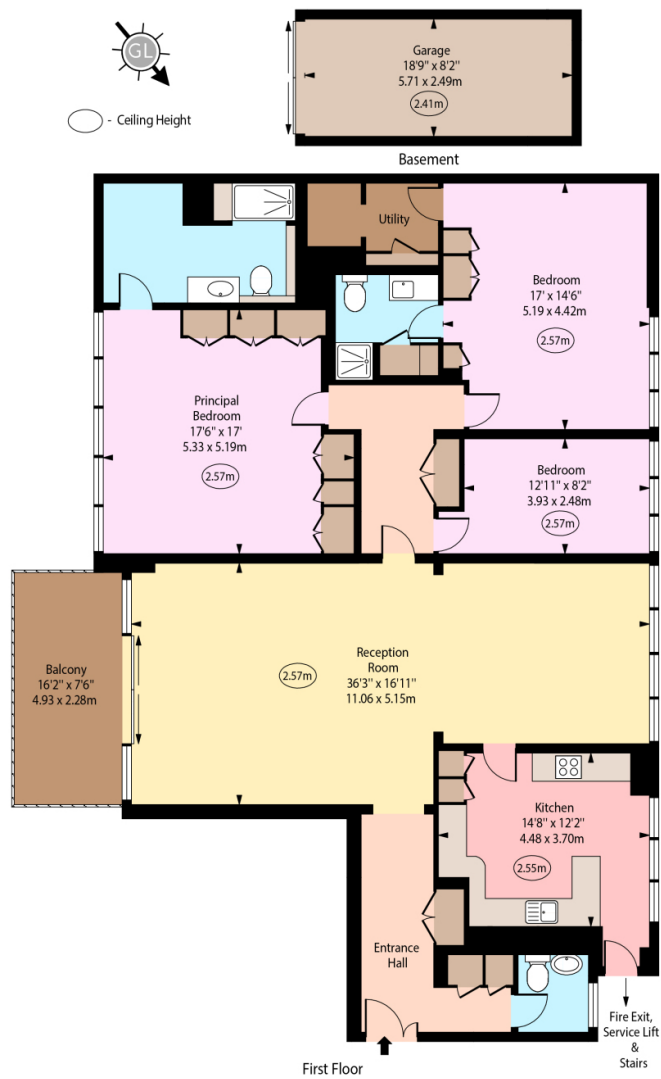
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Approx Gross Internal Area 1928 Sq Ft - 179.11 Sq M
(Excluding Garage)

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