



Chelwood House  
Gloucester Square, W2









Situated in the prestigious Chelwood House, just north of Hyde Park, this 2,345 sq. ft. south-east-facing lateral apartment offers an ideal blend of luxury and potential. Requiring some updating, the property features four spacious bedrooms, including a master bedroom with an ensuite, and a separate guest WC. A second bathroom serves the remaining bedrooms, with the opportunity to add another ensuite off the second bedroom (subject to relevant permissions). The home includes a generous kitchen and two elegant reception rooms that overlook the beautifully landscaped communal gardens of Gloucester Square. Residents also enjoy access to the private garden at the centre of Gloucester Square, one of the most desirable private square gardens in central London. A private balcony extends the living space, offering tranquil views. Chelwood House is a sought-after, portered block, complete with a lift, ensuring comfort and security. The property also includes a private lock-up garage. Its prime location provides easy access to Hyde Park and Paddington Station, making it an exceptional opportunity to create a personalized residence in one of London's most desirable neighbourhoods.

- 2,345 sq. ft.
- 6th Floor
- South-east facing
- Four spacious bedrooms
- Master ensuite bedroom
- Potential for extra ensuite
- Guest WC included
- Generous kitchen space
- Two reception rooms
- Private communal garden
- Private balcony access
- Portered block with lift
- Private lock-up garage
- Close to Hyde Park and Paddington Station

Guide Price £4,000,000

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	76	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold with 982 Year Leasehold Interest (25/03/3007)

**Service Charge:** Approximately £19,323 per annum (including reserve fund and garden charges)

**Ground Rent:** None

**Local Authority:** Westminster

**Council Tax Band:** H

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

London

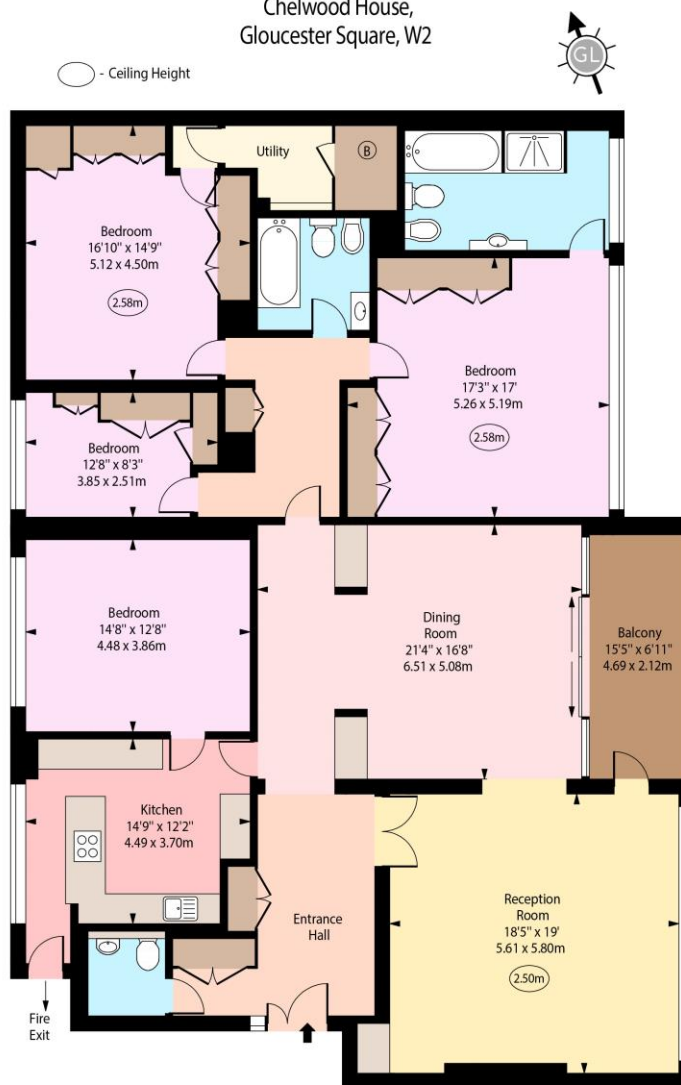
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Chelwood House,  
Gloucester Square, W2



Sixth Floor

Approx Gross Internal Area 2345 Sq Ft - 217.85 Sq M

For Illustration Purposes Only - Not To Scale  
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