



Gloucester Square
Hyde Park, W2

CHESTERTONS





Occupying the entire second floor of an elegant period stucco building on Gloucester Square, this exceptional 1,904 sq ft lateral apartment offers grand proportions, soaring 3.4m ceiling heights, and six expansive south-facing sash windows that flood the space with natural light and provide glorious views over one of London's most prestigious private communal gardens. The apartment boasts two generous reception rooms and a spacious landing that could easily double as a dining area, creating a flexible and beautifully connected living space. The large kitchen, guest WC, principal bedroom with en-suite, second en-suite bedroom, and a third bedroom currently arranged as a study with a separate bathroom, complete the accommodation. Served by a lift and with access to lush communal gardens, the property is ideally located moments from Hyde Park, Paddington Station, Connaught Village, and Lancaster Gate Station. While the apartment would benefit from updating, it offers exceptional potential. The lease currently has 55 years remaining, and we estimate the lease extension premium to be in the region of £473,000, excluding associated professional, solicitor, and landlord costs. Interested parties are advised to seek independent advice. A best-in-class opportunity, this apartment would make an outstanding London pied-à-terre.

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- 1,904 sq ft lateral
 - Second floor with lift
 - Period stucco building
 - 3.4m high ceilings
 - Six south-facing windows
 - Overlooks communal gardens
 - Two spacious receptions
 - Principal en-suite bedroom
 - Second en-suite bedroom
 - Third bedroom/study room
 - Third separate bathroom
 - Access to private gardens

Tenure: Leasehold 55 years (25/03/2081)

Service Charge: £14,170 per annum (including reserve fund contributions)

Ground Rent: £250 rising to £1000

Local Authority: City of Westminster

Council Tax Band: H

Asking Price £2,250,000

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Second Floor

Approx Gross Internal Area 1904 Sq Ft - 176.77 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.
Measured according to the RICS IPMS 2, Not To Scale.
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