

# Lancaster Court, Hyde Park W2

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This lateral apartment on the third floor of this highly desirable, immaculate block enjoys bright south-facing views over Hyde Park.

Comprising a large, spacious reception with ample space for entertaining and formal dining, the apartment also provides a separate kitchen with appliances and further space for dining. Accessed via a lift in a building that benefits from a porter and access to parking (subject to availability), the property ticks many boxes.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.



**Asking price:** £4,000,000

**Tenure:** Share of freehold plus leasehold, approximately 999 years remaining

**Service charge:** £8,787 every six months, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** G











## Location

Located in the prestigious Lancaster Gate area situated directly opposite Hyde Park, this apartment is within reach of the Central Line and the main transport hub in Paddington including the Heathrow Express, Elizabeth Line and London Underground.

Moments from the Italian fountains in the park and the lovely boutique cafes on Craven Terrace, the apartment is also well located for access to Marble Arch and the West End.





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Approximate Area = 168.0 sq m / 1808 sq ft  
Including Limited Use Area (5.7 sq m / 61 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Third Floor

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Particulars dated November 2023. Photographs and videos dated November 2023.

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