

# 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:** £3,000,000

**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.



## Lancaster Court, W2

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



Third Floor

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.

Knight Frank  
Hyde Park  
1 Craven Terrace  
London  
W2 3QD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
Laura Dam Villena  
020 3978 2463  
[laura.damvillena@knightfrank.com](mailto:laura.damvillena@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated November 2023.

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