

# Gloucester Terrace, Hyde Park W2

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Arranged over two levels of this period stucco fronted terrace in Bayswater, this impressive three bedroomed apartment benefits from a full refurbishment programme which delivers the highest specification throughout. The apartment is positioned on the second and third floors.

Entered on the second floor the apartment comprises a generous reception room with ample space for dining and an impressive, separate bespoke kitchen that boasts integrated appliances and Calacatta porcelain worktops and splashbacks. There is also a guest W.C.



**Guide price:** £1,390,000

**Tenure:** Leasehold: approximately 94 years remaining

**Service charge:** £1,934 per annum. Please note we have been unable to confirm next review date, please make your own enquiries.

**Ground rent:** £10 per annum, fixed for the duration of the lease.

**Local authority:** City of Westminster

**Council tax band:** D











On the third floor there are three bedrooms, all of which have bespoke fitted wardrobes with the principal bedroom featuring a stunning en suite shower room. In addition there is a beautiful family bathroom.

Further benefits include Lutron smart lighting system throughout, natural herringbone oak wooden flooring, wifi controlled underfloor heating, Sonos audio system and bioethanol fuelled fireplace. Gloucester Terrace is located in the heart of Bayswater with the shops and restaurants of Queensway and Westbourne Grove nearby as well as the open spaces of Hyde Park. Transport links include Paddington Mainline, Elizabeth line, underground stations and Lancaster Gate (Central Line) underground station.



## Gloucester Terrace, W2

Approximate Area = 92.1 sq m / 991 sq ft

Loft Storage = 30.6 sq m / 330 sq ft

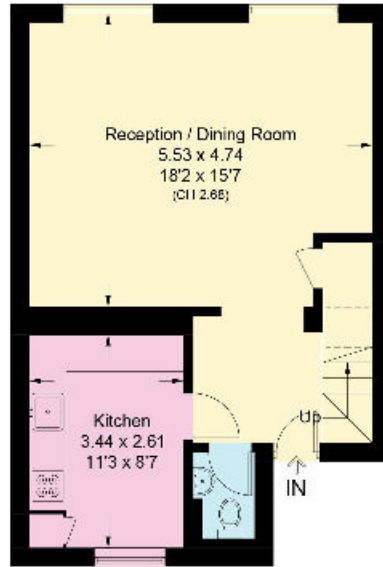
Total = 122.7 sq m / 1321 sq ft

Including Limited Use Area (0.5 sq m / 5 sq ft)



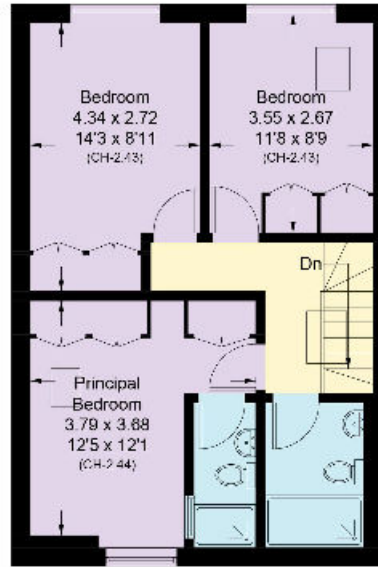
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

--- = Reduce head heights below 1.5m



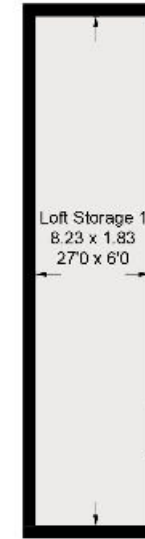
### Second Floor

Approximate Area = 44.5 sq m / 479 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)



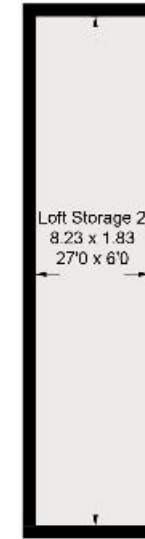
### Third Floor

Approximate Area = 47.6 sq m / 512 sq ft



### Loft Storage 1

Approximate Area = 15.3 sq m / 165 sq ft



### Loft Storage 2

Approximate Area = 15.3 sq m / 165 sq ft

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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.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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