

Lancaster Gate, Hyde Park W2



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A spacious three bedroom maisonette in Lancaster Gate W2, situated in a Grade II listed stucco fronted building with porter, moments from the green open spaces of Hyde Park.

The crowning feature of this exceptional property is the quite magnificent drawing room (which we understand was formerly a ballroom) over the entire first floor.

Three bedroom suites, including a very large principal bedroom, are all finished with great style, as are the under floor heated en suite bathrooms.



Guide price: £5,400,000

Tenure: Share of freehold plus leasehold, approximately 956 years remaining

Service charge: £5,992 per annum. Please note we have been unable to confirm the next review date. You should make your own inquiries.

Ground rent: £480 per annum. We have been unable to confirm the next review.

Local authority: City of Westminster

Council tax band: H









The property further benefits from a spacious kitchen/breakfast room which also has under floor heating.

Lancaster Gate is located off the Bayswater Road, within close proximity of Lancaster Gate (Central line) station and Paddington mainline and underground stations. The wonderful open spaces of Hyde Park and Kensington Gardens are located close by.

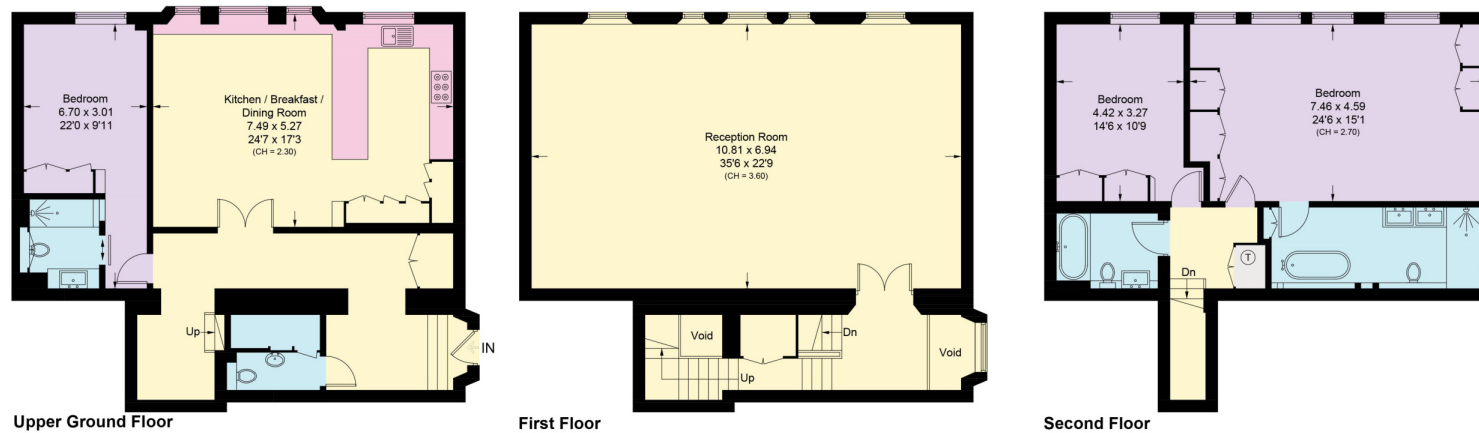


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Approximate Gross Internal Area = 259.4 sq m / 2792 sq ft



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.



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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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