

Gloucester Terrace, Hyde Park W2



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Forming part of a beautiful white stucco building, the apartment affords stylish, bright and well presented living space with two attractive private terraces.

Positioned on the fifth floor (with lift) the accommodation offers open plan reception room with ample space for dining, well equipped kitchen with a generous range of fitted cabinets and integrated appliances. Accessed from the reception room is an attractive southwest-facing private terrace that affords far-reaching views and is ideal for alfresco dining.



Guide price: £700,000

Tenure: Leasehold: approximately 185 years remaining

Service charge: £5,331 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: E







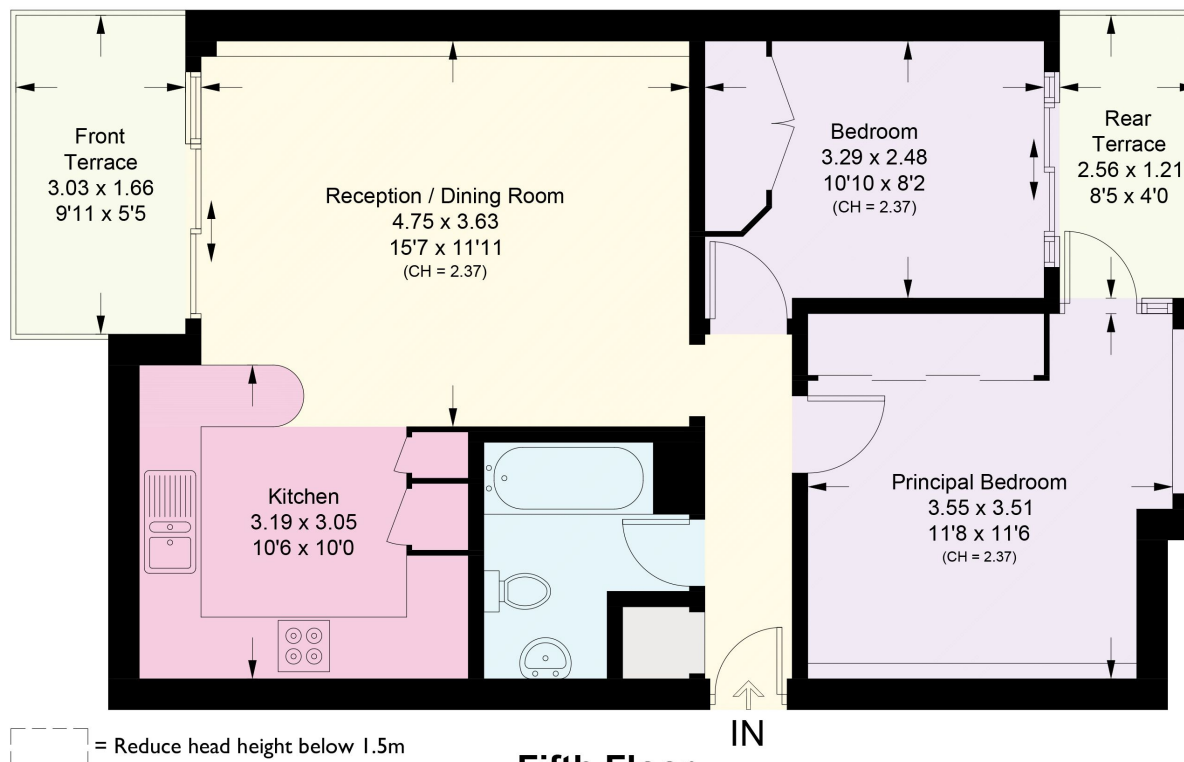
To the rear of the property are two good sized, quietly situated double bedrooms both with fitted wardrobes and each with an entrance onto the second private terrace. Finally the fully tiled modern bathroom is found off the entry hallway.

The apartment is perfectly located for easy access to the City, West End, Paddington Basin, Little Venice, Queensway and Notting Hill, as well as the open spaces of Hyde Park. Transport amenities are superb and include Lancaster Gate and Paddington train and underground stations, including the Elizabeth Line and Heathrow Express, as well as easy access to the A40/M40. Residents parking available.



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Approximate Area = 56.6 sq m / 609 sq ft
Including Limited Use Area (1.2 sq m / 13 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.

Fifth Floor

Approximate Area = 56.6 sq m / 609 sq ft
Including Limited Use Area (1.2 sq m / 13 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 September 2024. Photographs and videos dated September 2024.

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