



Lancaster Gate, Hyde Park W2

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Originally an elegant parade of 15 magnificent nineteenth-century stucco-fronted Grade II listed houses. Residents of The Lancasters will receive a very personal level of service from the 24-hour concierge. With Italian-designed fitted wardrobes in both bedrooms and bespoke dressing rooms, the contemporary kitchens are fitted with the latest appliances and the bathrooms benefit from modern chromium brassware by Fantini, with beautiful Spanish & Italian marble tiling to walls and floors with underfloor heating. Each apartment is wired for sound throughout, and preferred audiovisual equipment with an audio keypad to control volume and source in every room is ready to install.



Guide price: £3,000,000

Tenure: Leasehold: approximately 985 years remaining

Service charge: £40,724 (including car park) per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

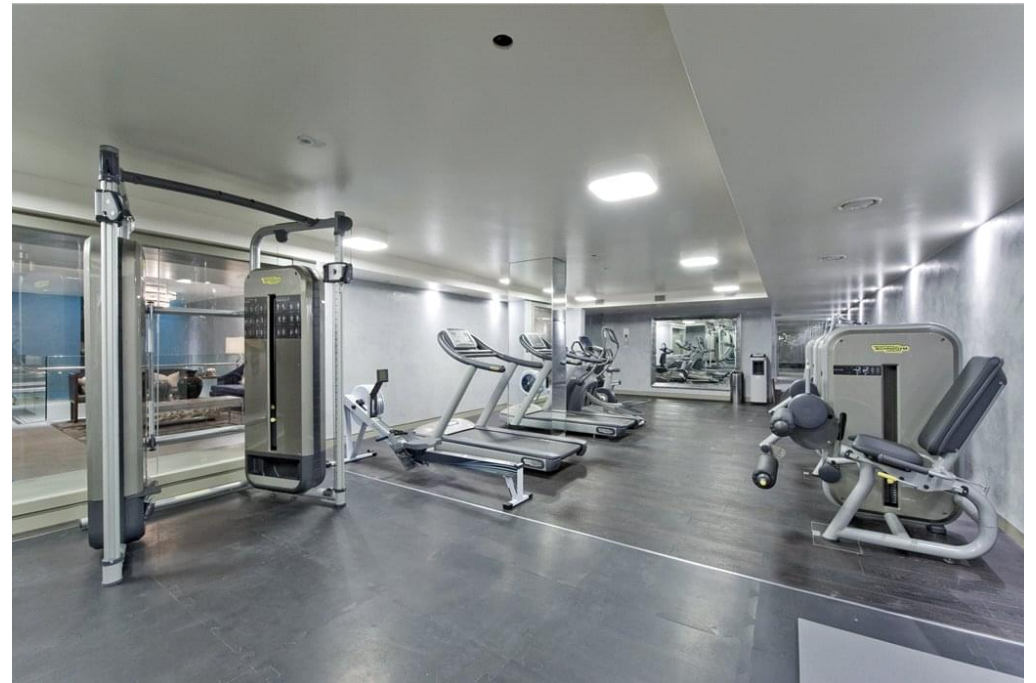
Council tax band: G







Each apartment is wired for sound throughout, ready to install preferred audio visual equipment with an audio keypad to control volume and source in every room. Each apartment has a comfort cooling system operated by a control panel in each room with electric underfloor and ceiling heating. Residents also benefit from a fully-equipped gymnasium with spa, swimming pool, steam and treatment room and the apartment includes a parking space in the secured underground parking.

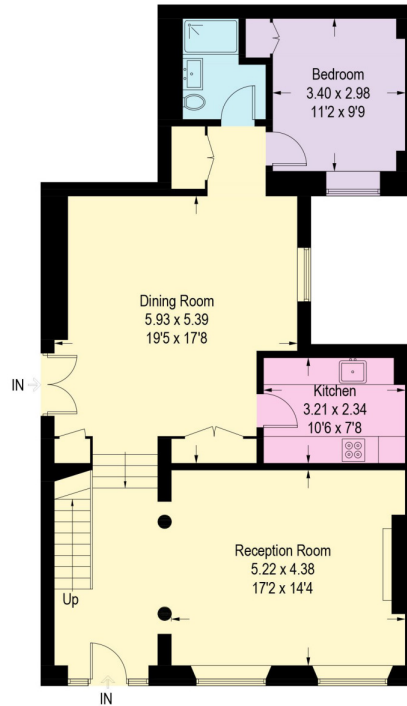


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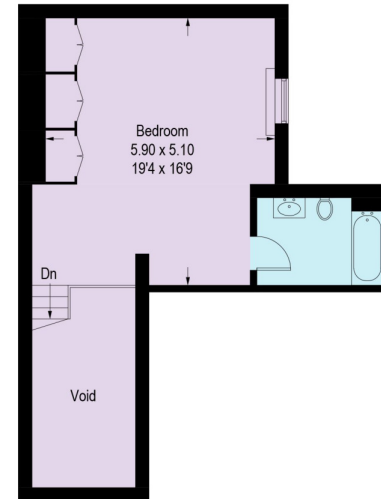
Approximate Gross Internal Area = 1402 sq ft / 130.3 sq m
(Excluding Void)



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.



Ground Floor



First Floor

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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.

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 2024. Photographs and videos dated November 2024.

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