

Gloucester Terrace, Hyde Park W2



Gloucester Terrace, Hyde Park W2

This well-presented two-bedroom, two-bathroom apartment measures approximately 87.3 sq. m. (940 sq. ft.). Positioned on the top (fifth) floor and accessed via lift, the spacious accommodation comprises a generous reception room with ample space for dining and a separate kitchen with access to the private south-west-facing balcony.

Elsewhere, both double bedrooms have ample space for wardrobes, with the larger of the rooms providing a second entry to the balcony. The fully tiled bathrooms and shower rooms are accessible from the entry hallway.



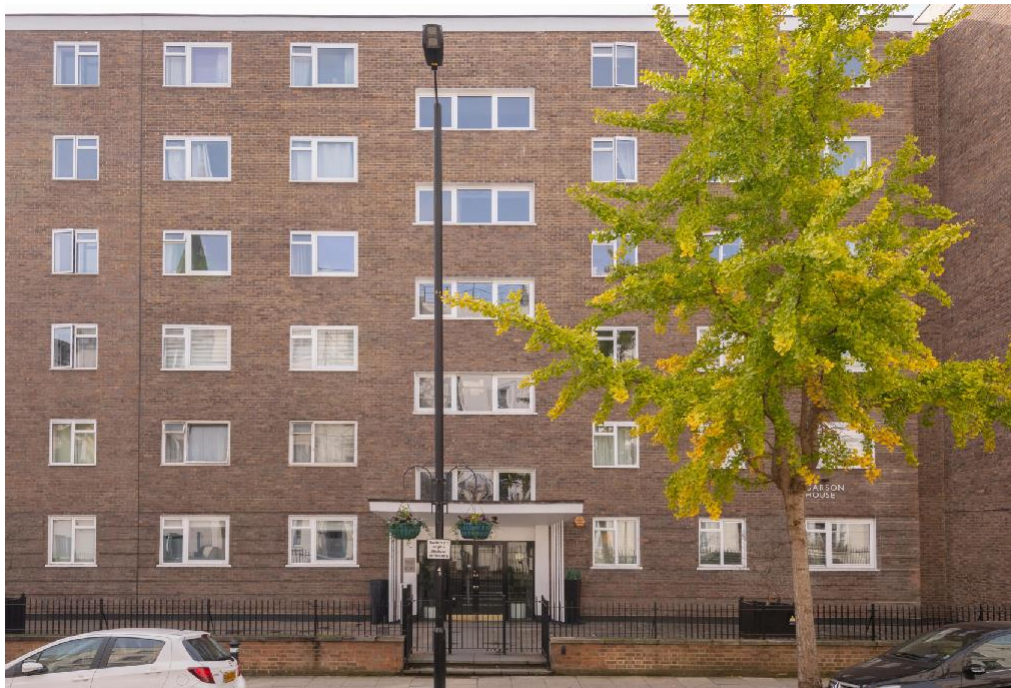
Guide price: £950,000

Tenure: Leasehold: approximately 967 years remaining

Service charge: £5,918 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: F

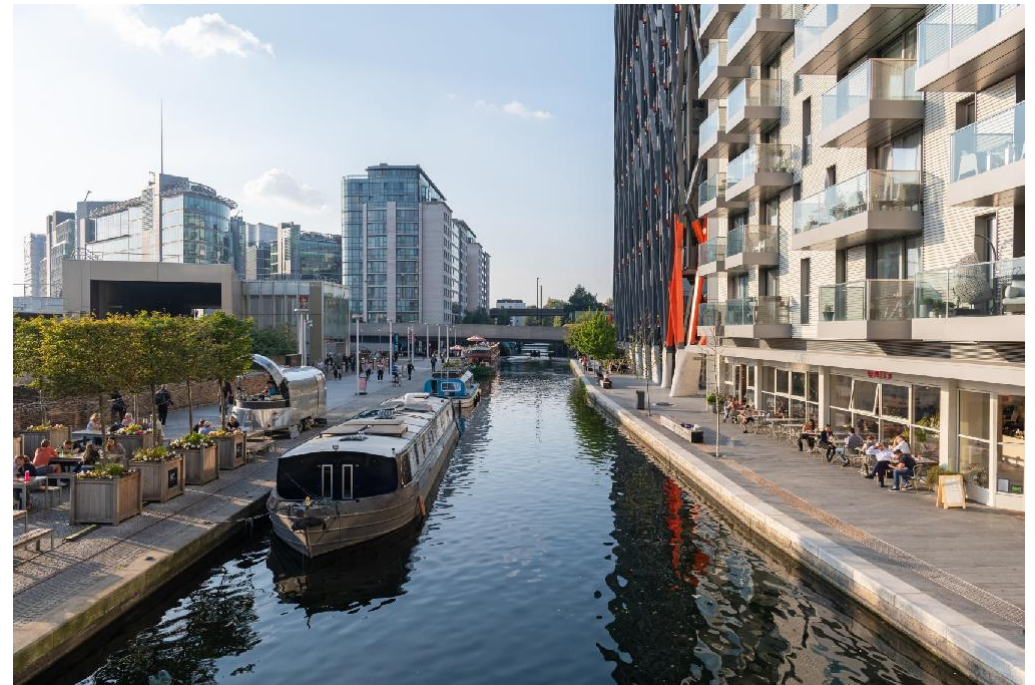




Garson House is a popular building which is well maintained and also benefits from an onsite manager, residents gardens and off street parking by separate negotiation.

Garson House is ideally located opposite Hyde Park. Lancaster Gate is close by offering the Central line, with Paddington Station also nearby offering National Rail & Heathrow Express, along with Elizabeth, Bakerloo, Hammersmith & City and Circle & District lines.

In addition there are multiple restaurants, shops and pubs within close proximity and slightly further afield are the many retail delights of Oxford Street.

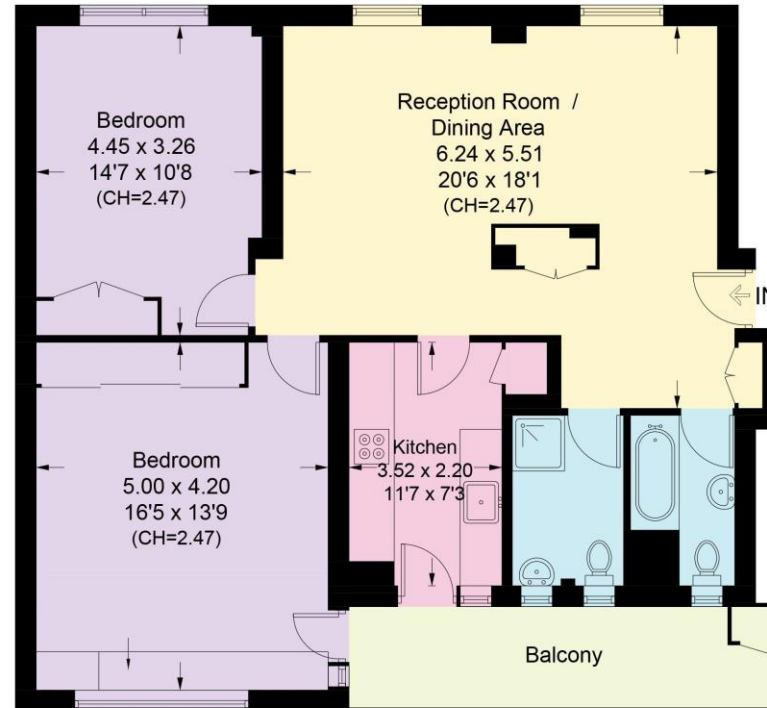


Garson House, W2

Approximate Area = 87.3 sq m / 940 sq ft
(Excluding External Cupboard)
Including Limited Use Area (0.3 sq m / 3 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 = 87.3 sq m / 940 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)

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
Mark Ruffell
020 3697 8234
mark.ruffell@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 October 2024. Photographs and videos dated October 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.