



Gloucester Mews, Hyde Park W2

Gloucester Mews, Hyde Park W2

Located on a charming cobbled mews, within close proximity to Hyde Park is this beautifully presented two bedroom apartment benefiting from a courtyard.

Accessed via its own entrance the accommodation comprises an entrance hall, reception/dining room with stylish open plan kitchen, laundry room, principal bedroom, guest WC, second bedroom and a generous wet room with twin basins.



Offers in excess of: £800,000

Tenure: Share of freehold plus leasehold, approximately 82 years remaining

Service charge: £1,260 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: E



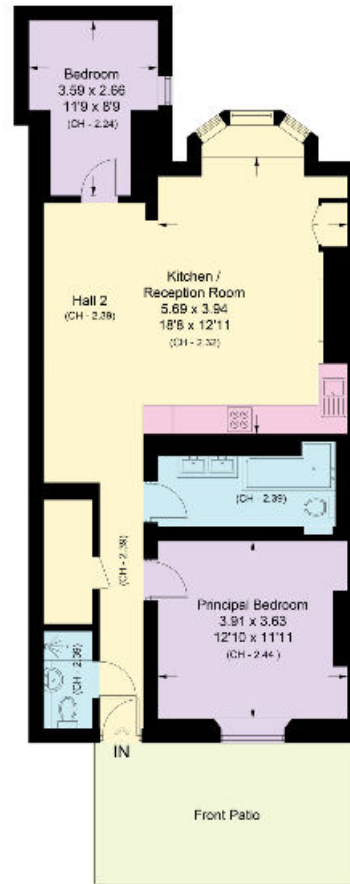


Gloucester Mews is located within close proximity to the open spaces of Hyde Park with the restaurants, bars and shops on Queensway and Westbourne Grove situated nearby. Local transport links include Lancaster Gate (Central line), Bayswater (Circle/District lines), Queensway (Central line) and Paddington Station (Heathrow Express, Circle/District lines) and the recently opened Elizabeth line providing swift access to Heathrow terminals, The City and Canary Wharf.



Gloucester Mews, W2

Approximate Gross Internal Area = 78.18 sq m / 841.52 sq ft



Lower Ground Floor

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.

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 September 2024. Photographs and videos dated September 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.