



Flat 3 Gloucester Square, London
W2 2SY
Asking price £3,000,000 Leasehold - Share of Freehold

An expansive three-bedroom apartment, located within a highly sought-after residential building, overlooking the picturesque Gloucester Square.

Set on the first floor, this residence is bathed in natural light and features a generously sized double reception and dining area that opens onto a spacious balcony with views over Gloucester Square. The separate kitchen is well-appointed with integrated appliances and a breakfast bar.



The apartment offers a bright and airy principal bedroom suite, complete with built-in wardrobes and en-suite shower room. Additionally, there are two more bedrooms: one with its own en suite bathroom, and the other, which can be used as a home office.

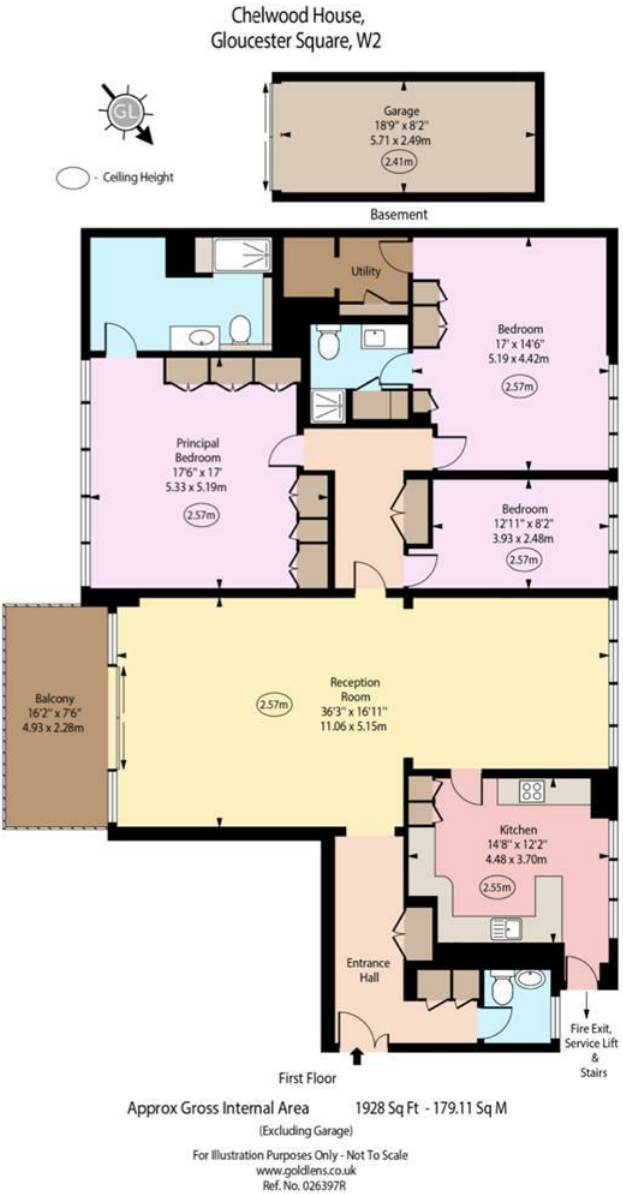
Chelwood House is a fantastic residential building in Connaught Village, benefitting from 24 hour porterage, lift access and well-presented communal areas. Chelwood House offers residents access to the beautifully manicured private gardens of Gloucester Square.

This property also benefits from the rare advantage of its own underground garage, alongside the added benefit of secondary access at the back of the building via the service entrance, with a separate lift, back door and step free access for deliveries and service vehicles.

The local area offers a wonderful selection of restaurants and boutique shops, as well as the world class amenities of neighbouring Mayfair and Marylebone. Connaught Village also offers convenient access to some of London's most iconic landmarks and amenities. Hyde Park, one of the city's largest and most famous green spaces, is just a short walk. The vibrant shopping districts of Oxford Street and Bond Street are within easy reach, providing an array of high-end boutiques, department stores, and fine dining options.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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