



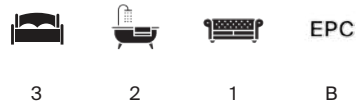
GLOUCESTER TERRACE

London W2



PRIME LONDON PENTHOUSE

Exceptional penthouse apartment with a full width terrace and private parking, moments from Hyde Park and Paddington.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leashold (Approximately 99 years remaining on the lease)

*Please note we have been unable to confirm service charge and ground rent amounts or review periods.

You should ensure you or your advisors make your own enquiries

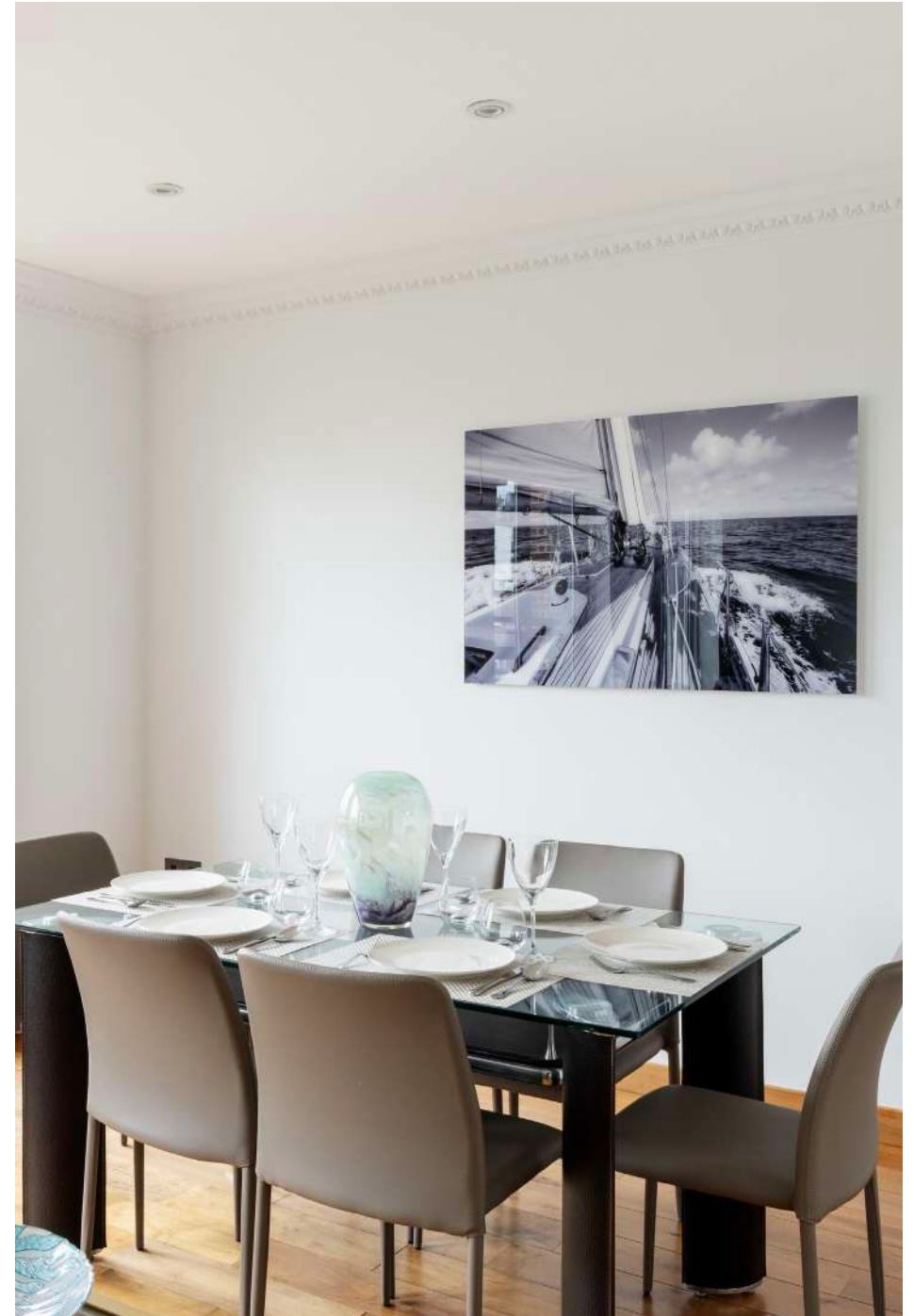
Guide Price : £1,350,000



BRIGHT SPACIOUS LIVING

Occupying the upper floors of a smart boutique development, this beautifully presented penthouse apartment offers stylish contemporary living in an outstanding central London location. Designed to maximise natural light and outdoor entertaining space, the property enjoys a superb full width terrace with far reaching views across the surrounding area.

The accommodation is thoughtfully arranged and comprises three bedrooms, including a principal suite with an en suite shower room, a further family bathroom, guest WC, spacious reception room and separate kitchen. The layout provides an excellent balance of entertaining space and private accommodation, making the apartment ideally suited to both full time occupation and as a London pied à terre.



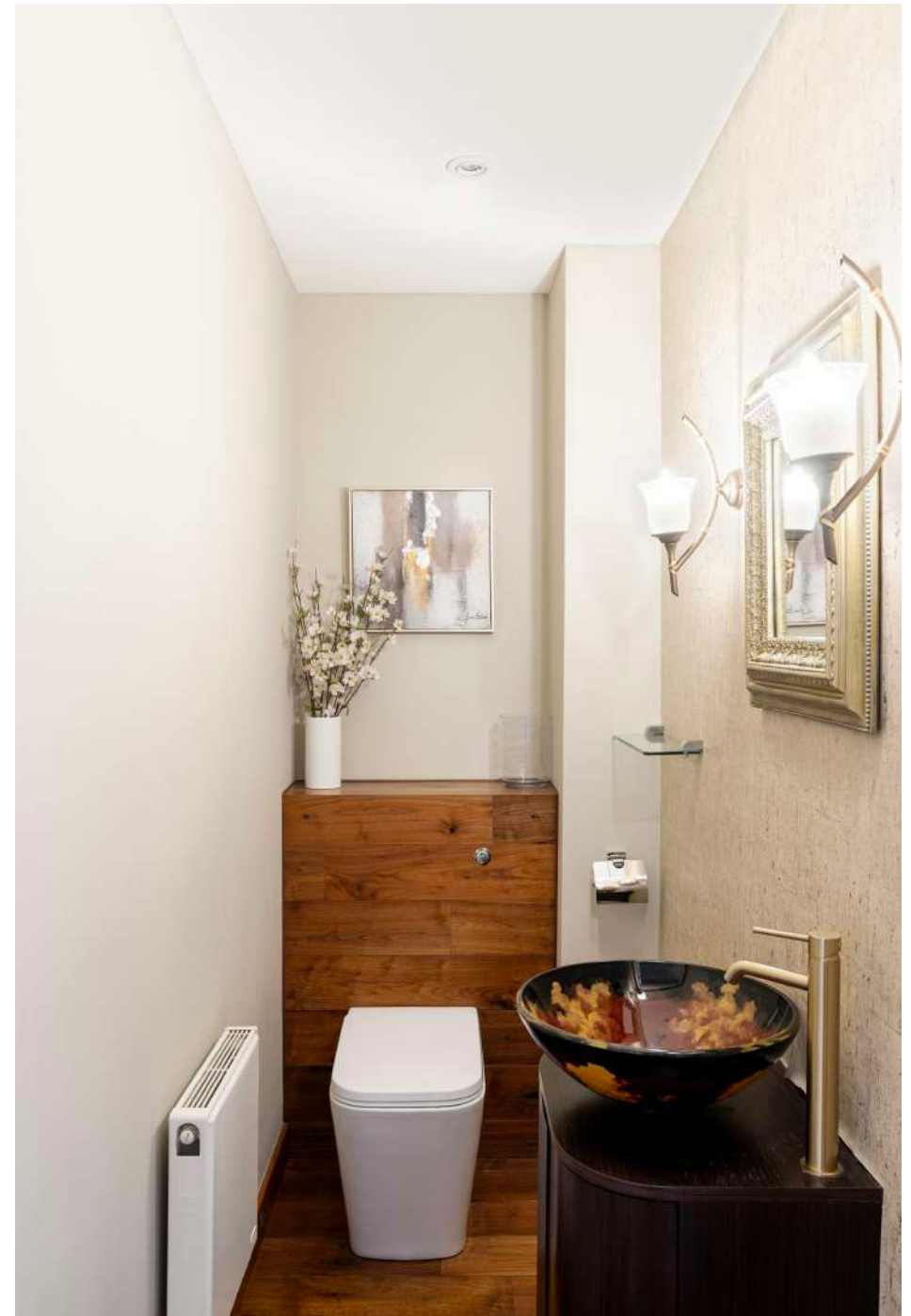


PRIVATE PARKING ADVANTAGE

A particular rarity in this location is the inclusion of a private parking space, adding both convenience and long term value. Beautifully maintained throughout, this is a turnkey penthouse offering an exceptional combination of indoor and outdoor living in the heart of W2.

Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability.

*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.







OUTSTANDING CONNECTIVITY

Gloucester Terrace is a highly desirable address, perfectly positioned for the open spaces of Hyde Park and the excellent amenities of Westbourne Grove. The area offers an outstanding selection of renowned restaurants, cafés, boutiques and independent shops, creating one of central London's most vibrant neighbourhoods.

Transport connections are exceptional, with Lancaster Gate Underground Station providing Central line services and Paddington Station offering the Elizabeth line, Heathrow Express and National Rail connections. The combination of world class transport links, green open spaces and excellent local amenities makes this one of the most convenient and sought after locations in prime central London.

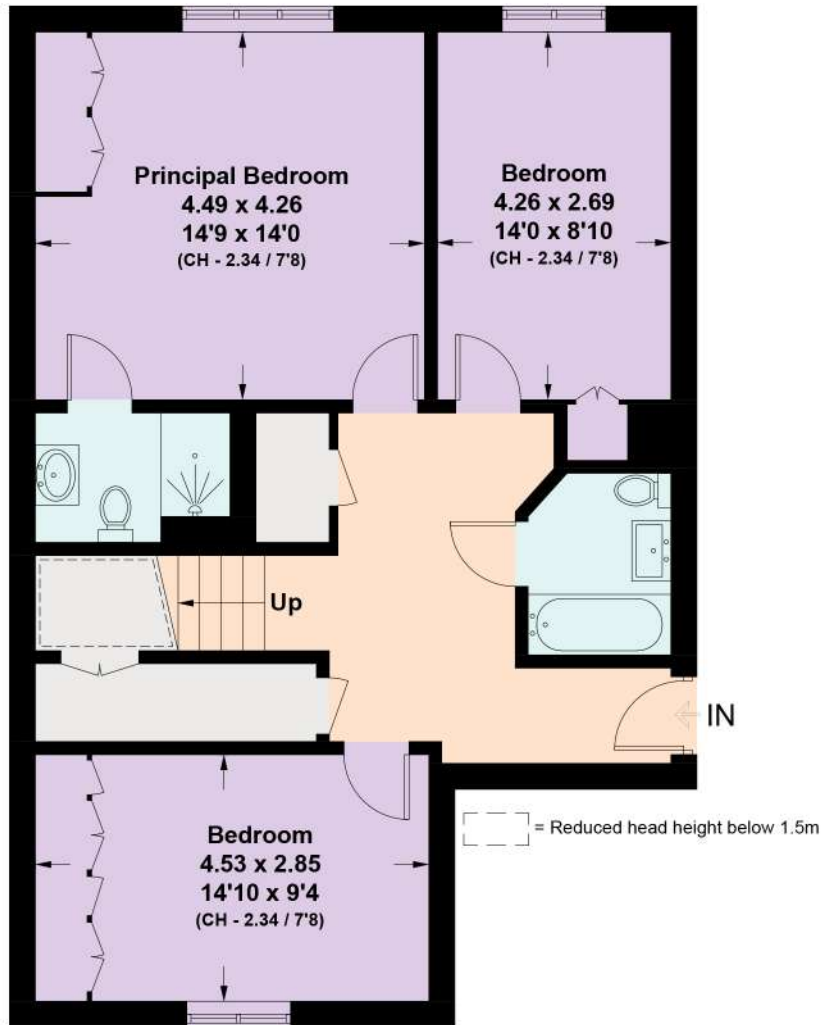






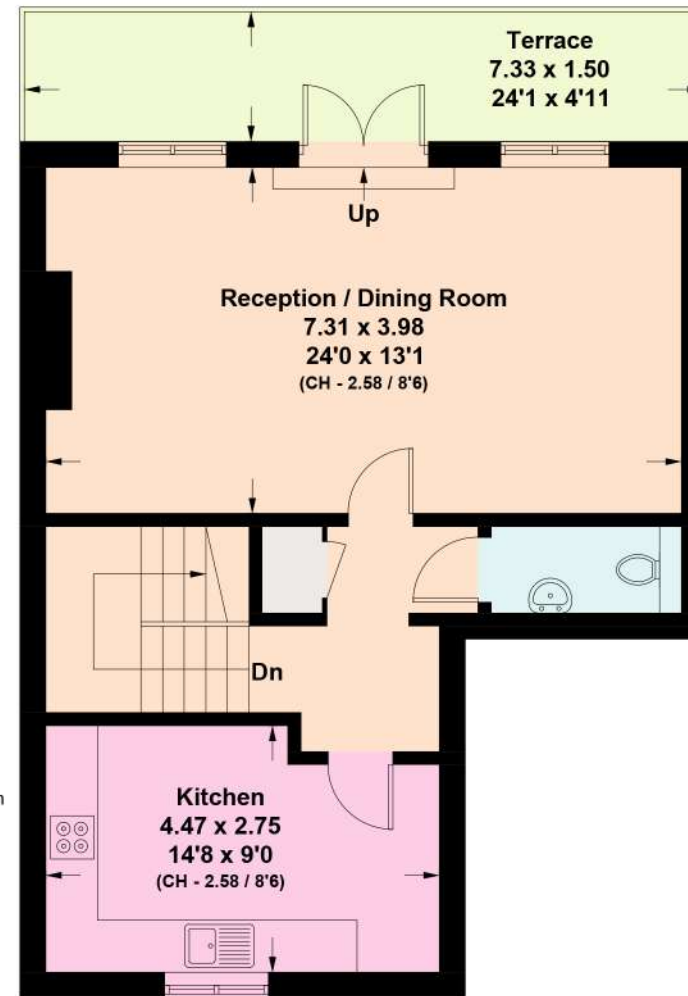
Powell House, W2

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft
Including Limited Use Area (3.0 sq m / 32 sq ft)



Fourth Floor

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Your partners in property

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