

LEXINGTONS



FOR SALE

Gloucester Road, London, SW7  
Asking Price £880,000

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# 110 Gloucester Road London, SW7 4RH

- Unmodernised 3 bedroom flat
- Offered with a new 999 Year lease
- Own private entrance
- Located near tube, shops and Hyde Park
- Low service charges
- 1321 sq ft

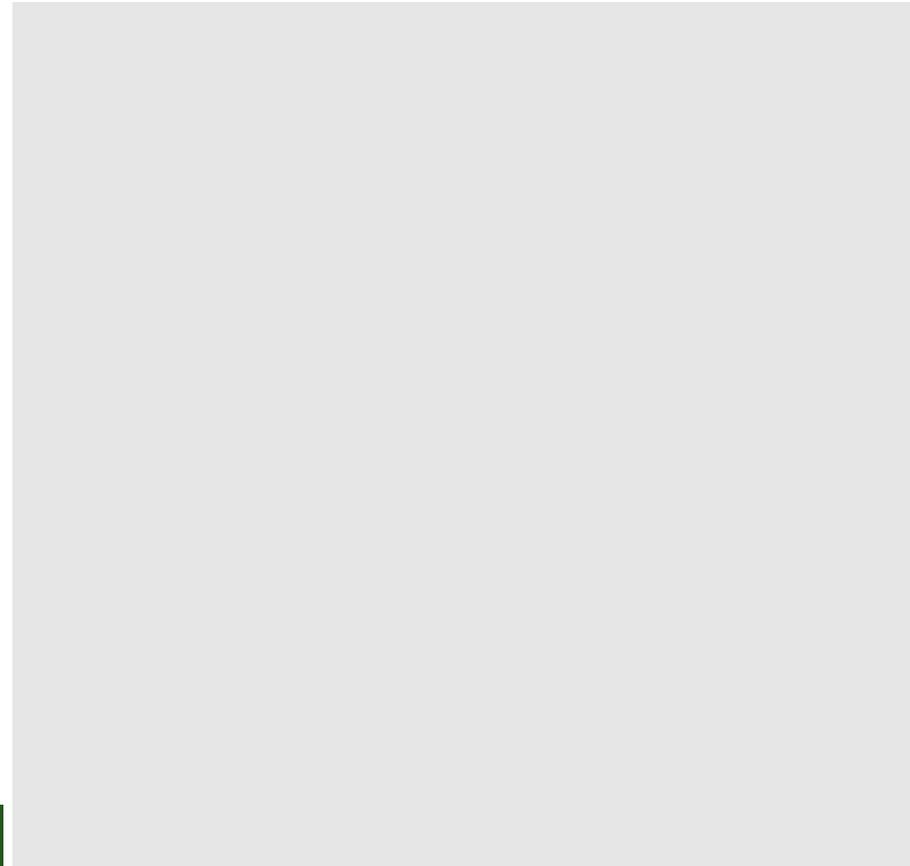
Lexingtons are delighted to present this spacious, unmodernised three-bedroom apartment, located on the lower ground floor of an elegant period white stucco-fronted house conversion. The property offers significant potential, requiring updating and reconfiguration to meet modern standards - an ideal opportunity for those wishing to create a bespoke home from scratch or undertake a rewarding refurbishment project. Conveniently positioned within easy reach of Gloucester Road Station and Hyde Park, the apartment further benefits from its own private entrance, a new 999-year lease, and low service charges.

## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



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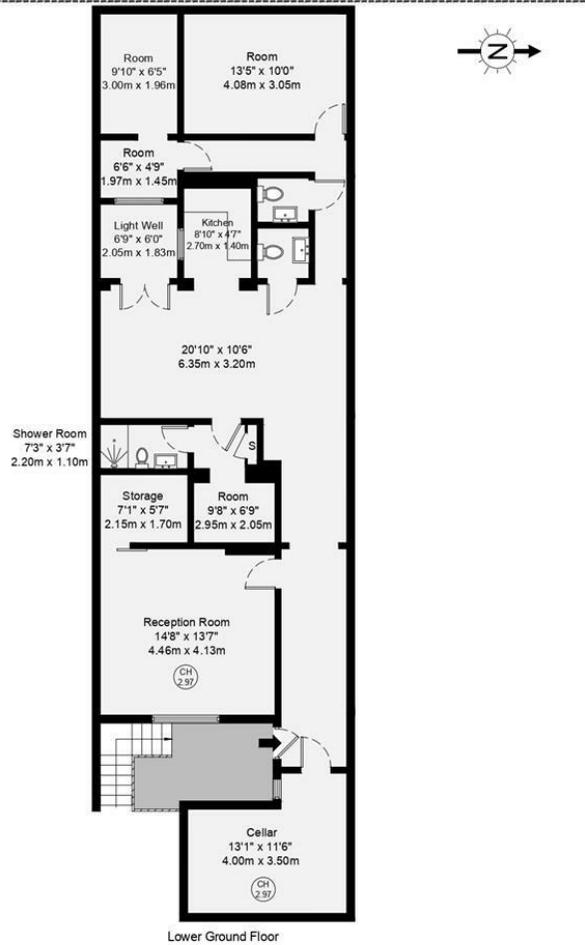
**Directions**



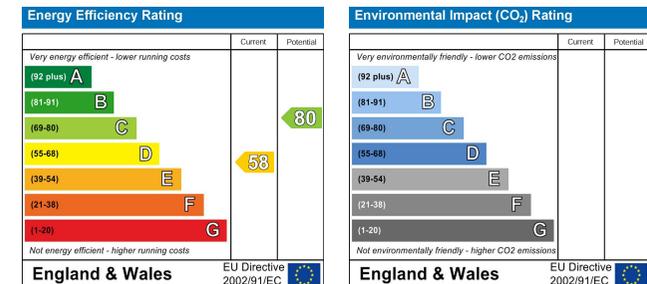
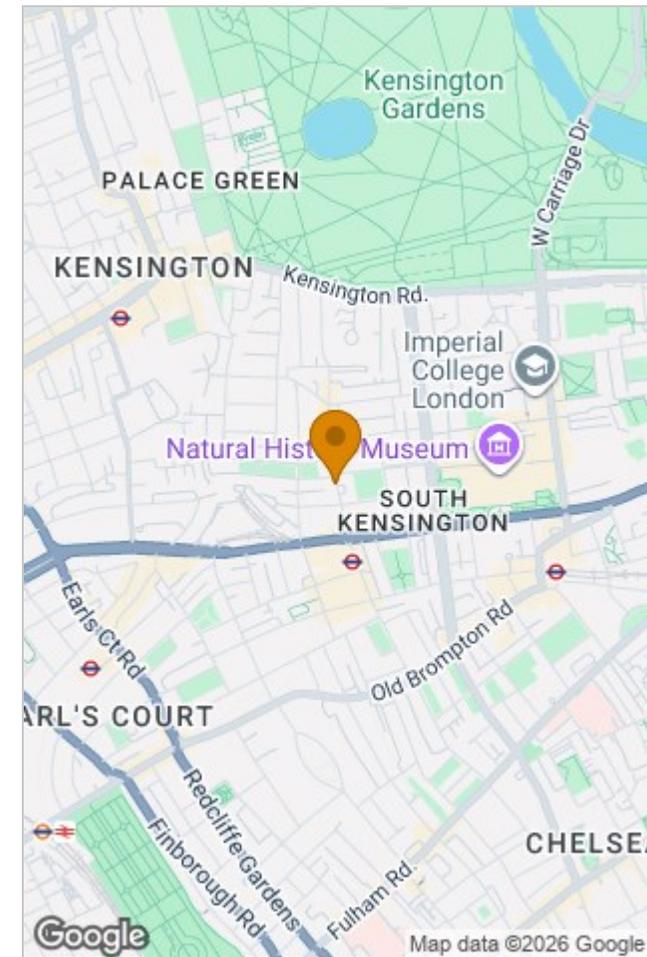
Maison  
VUE

Gloucester Road, SW7

GROSS INTERNAL AREA  
122.8 sq m / 1321 sq ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.