

Gloucester Terrace, W2 3DH

Guide Price £1,000,000



A spacious Three Bedroom Penthouse Apartment offering over 1,000 sq ft of living space, situated on the 5th floor of a Grade II listed building on Gloucester Terrace.

Bathed in natural light through elegant skylights, the property features a spacious, airy reception room with a stunning roof window that creates a bright, welcoming atmosphere.

The fully fitted kitchen showcases premium AEG appliances and modern conveniences, including a Quooker hot water tap.

The large master bedroom has a contemporary en suite bathroom with a heated towel rail and marble tiling from wall to floor, along with ample built-in wardrobes.

The two further bedrooms are each of good size, with en suite bath and shower rooms respectively. One benefits from an undemised balcony for exclusive use, offering outdoor space to enjoy.

The building is serviced by a lift that reaches the 4th floor, with one additional flight of stairs to access this apartment.

The apartment is close to Lancaster Gate, Bayswater and Queensway Underground Stations, along with Paddington Station (Elizabeth Line, offering a direct link to Heathrow Airport).

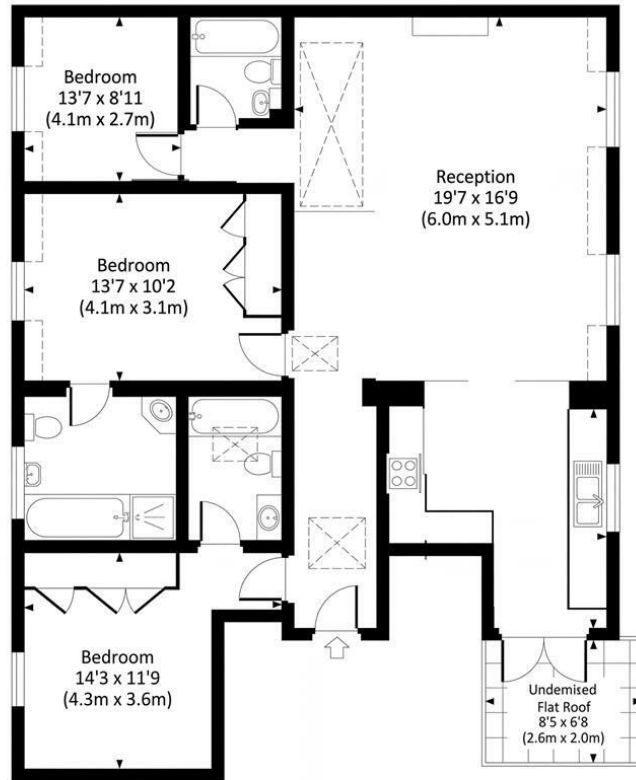
Walkthrough video available on request.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

GLOUCESTER TERRACE, W2

Approx. gross internal area 1053 Sq Ft. / 97.8 Sq M.

Approx. gross internal area 1080 Sq Ft. / 100.3 Sq M. Inc. Restricted Height



FIFTH FLOOR

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		
	48	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		