

Asking Price £1,100,000

TENURE : LEASEHOLD

Trinity Court, Gloucester Terrace, W2

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**Bright & Spacious apartment
in a sought after location**

999 years remaining

1098 sqft- 102 sqm approx

Porterage/CCTV

Allocated parking space

**3 min walk to Paddington/
Moments away to Hyde Park**

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

**METROPOLE
PROPERTIES**

Metropole Properties are pleased to bring into the market this substantial two bedroom apartment situated in the prestigious sought after purpose built block of Trinity Court. This bright and spacious 2-bedroom, 2-bathroom flat offers a generous 1098 sqft (approximately 102 sqm) of living space, making it an excellent choice for families or investors.

The property benefits from a 999-year lease, ensuring long-term security and value. Further benefits include portage, enhancing the safety and service of the building and an allocated parking space, a valuable feature in this central location.

Located just moments away from the green open spaces of The Hyde Park and a mere 3-minute walk from Paddington Station, providing excellent transport links across London and beyond.

This impressive apartment offers a combination of space, location, and amenities that make it a perfect choice for those seeking a home in central London. Its proximity to key transport links and local attractions further enhances its appeal as both a family residence and an investment opportunity.

Leasehold, 999 years approx.

Service Charge: TBC

Ground Rent: TBC

Asking Price: £1,100,000 Subject to contract.

1. AML regulations:

Important Note to Purchasers. In compliance with the Government's Money Laundering Regulations, we are required to verify the identity of all prospective buyers. We use a third-party service who may contact you directly to complete this process. We require Identity Documents and proof of current address.

2. General:

While we endeavour to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

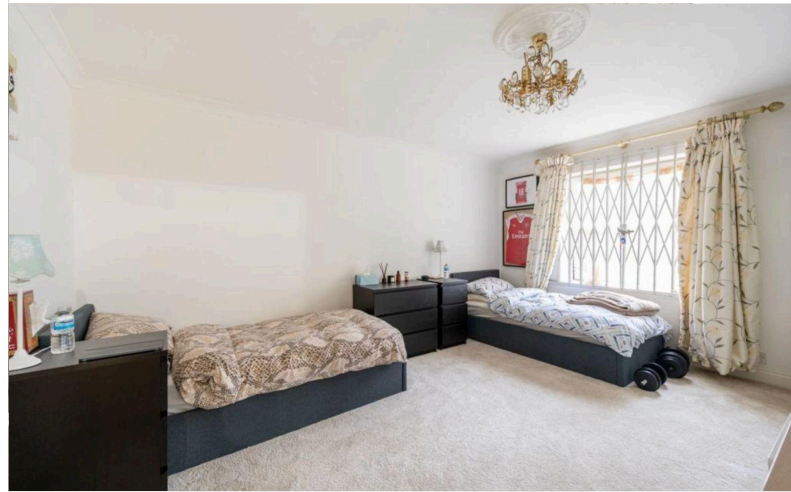
4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

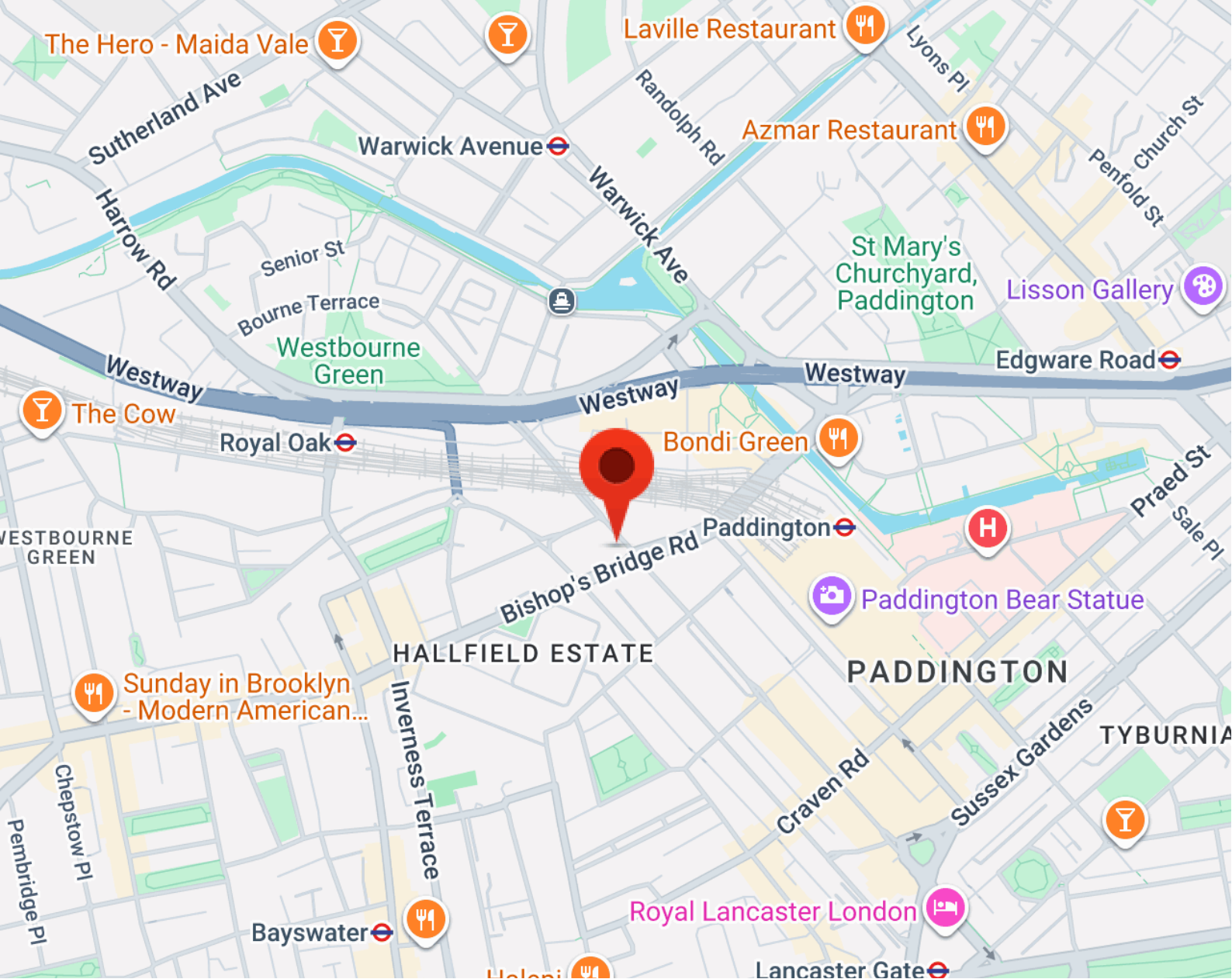
Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Trinity Court, Gloucester Terrace, W2