



LANCASTER GATE
Hyde Park, W2



EXCEPTIONAL TWO-BEDROOM APARTMENT IN HYDE PARK W2

An impressive two-bedroom apartment set on the second floor of a Grade II listed white stucco building, moments from Hyde Park and Kensington Gardens.

			EPC
2	2	1	C
Grade II listed			

Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold (Approximately 958 years remaining on the lease term)

Ground rent: N/A

Service charge: £7,943 per annum

Guide Price : £1,595,000



SPACIOUS GEORGIAN APARTMENT

Occupying the second floor of this impressive Georgian building, with fantastic views overlooking Lancaster Gate, is this spacious 95 sq m (1,024 sq ft) two bedroom apartment offering well-proportioned living accommodation.

Featuring high ceilings, working wooden shutters and period cornicing, the bright reception room has two large windows to the front overlooking Lancaster Gate. There are two good sized double bedrooms, one with en suite shower room, both with ample built-in wardrobes.



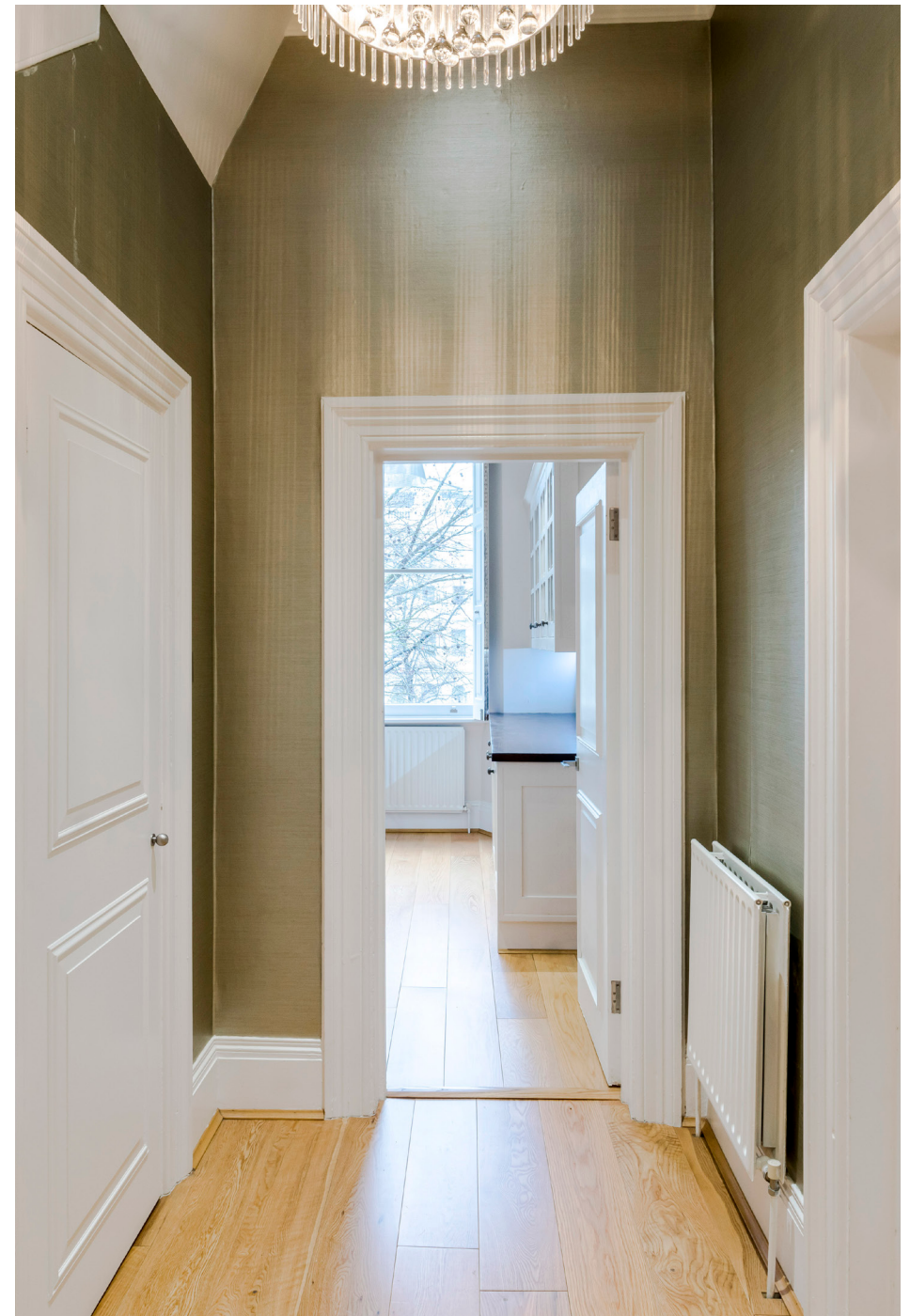


PRIME LANCASTER GATE LIVING

There is also a separate contemporary bathroom, a well-appointed modern kitchen fitted with a range of integrated appliances, and generous additional storage space conveniently located within the hallway, providing excellent practicality for everyday living.

Lancaster Gate is ideally situated just moments from Hyde Park and benefits from excellent transport connections throughout London. Lancaster Gate Underground Station provides direct access to the West End, the City and beyond. Paddington Station is also close by, offering National Rail services, the Elizabeth Line, Heathrow Express and Underground connections via the Bakerloo, Circle, District and Hammersmith & City lines.

This superb combination of park-side living, local amenities and outstanding transport links makes Lancaster Gate one of Central London's most sought-after residential locations.





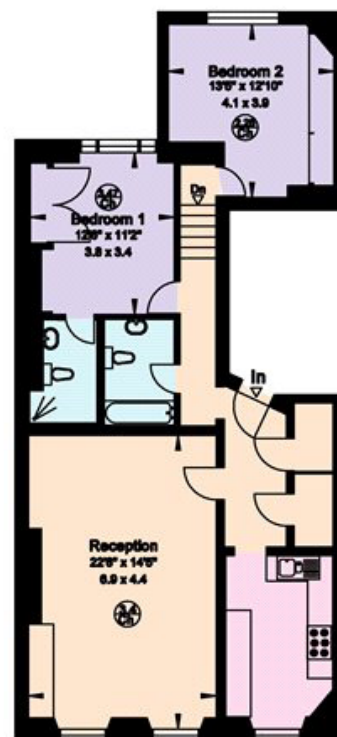




Lancaster Gate

London W2

Gross Internal Area = 95 sq. metres
1024 sq. feet



SECOND FLOOR

Approximate Gross Internal Area = 95 sq m / 1024 sq ft

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
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