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## 63 Lancaster Gate, W2 3NJ

## Offers In The Region Of









Set on the 6th floor of a secure, portered building with lift access, this two bedroom apartment occupies one of Lancaster Gate's most sought-after addresses, with Hyde Park just around the corner.

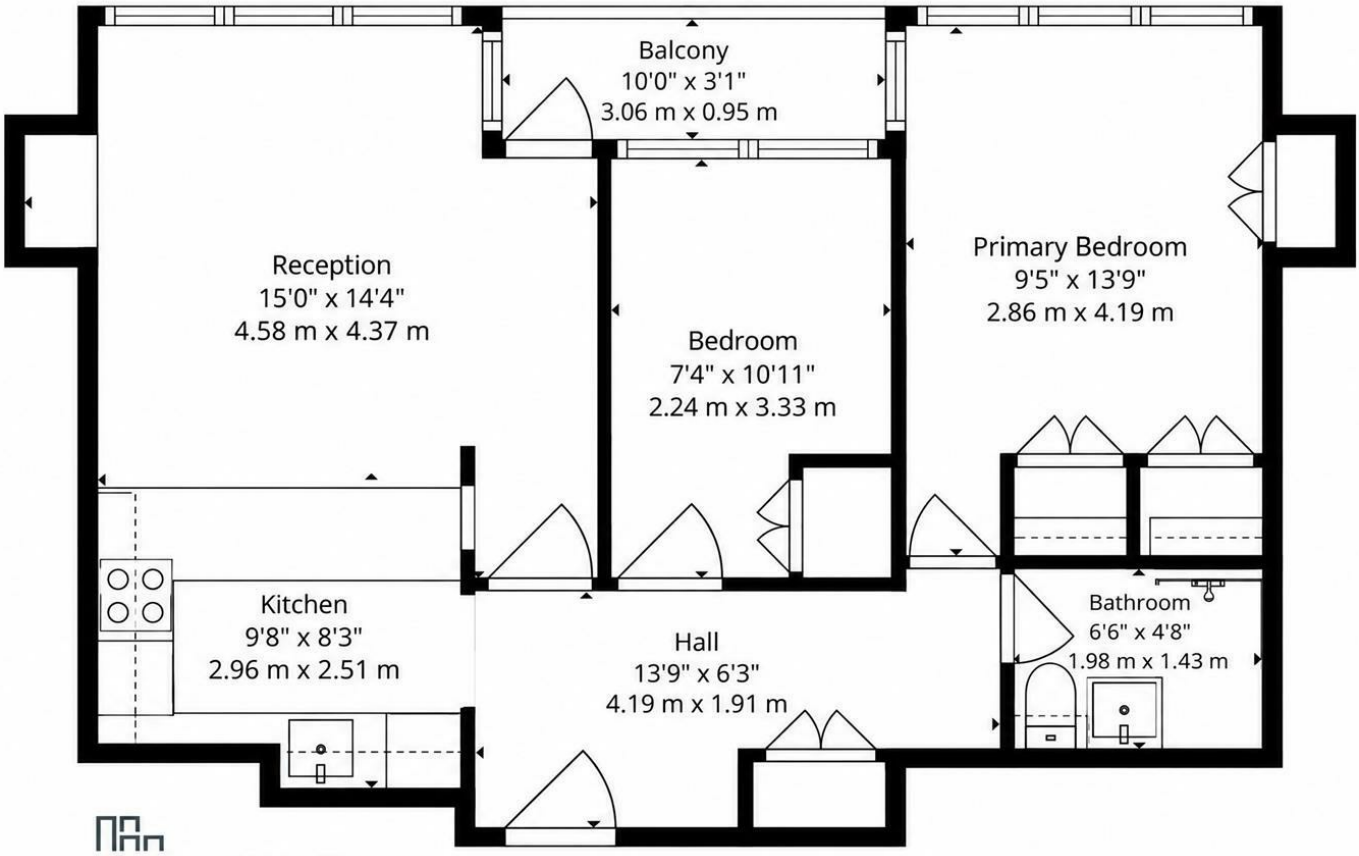
Inside, two double bedrooms and a modern shower room make for easy everyday living. The open plan kitchen flows into a generous reception room, which works equally well for quiet weeknights or hosting friends.

That sense of space carries through to the reception room, which opens onto a private south facing balcony. It's a welcome spot for a morning coffee or for winding down after work.

The building's well-maintained communal areas add to the feeling of quality the moment you step inside.

Lancaster Gate, Bayswater and Paddington stations are all a short walk away. Heron Court also puts the boutiques, restaurants and shops of the West End within easy reach, while neighbouring Queensway is being reshaped by a multibillion pound regeneration scheme.

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.




**Total Area (including balcony) 664 ft² 62 m²**

Floor plans are for illustrative purposes only and should be used as a general guide.
All measurements are approximate and should be independently verified

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