

# Rolfe East



## Gloucester Terrace, W2

Offers In Excess Of £650,000

- Share of Freehold
- Private Roof Terrace
- Paddington Station (Elizabeth Line, Bakerloo, Circle & District, and Hammersmith & City Lines) and Lancaster Gate Station (Central line) are a short walk away
- Chain free
- Two Double Bedroom Apartment
- Private Balcony
- Close to Hyde Park and Kensington Gardens

Set in a beautiful period white stucco building is this well presented two double bedroom apartment with private terrace and balcony. The property is bright and spacious throughout and would suit both first time buyers and investors alike.

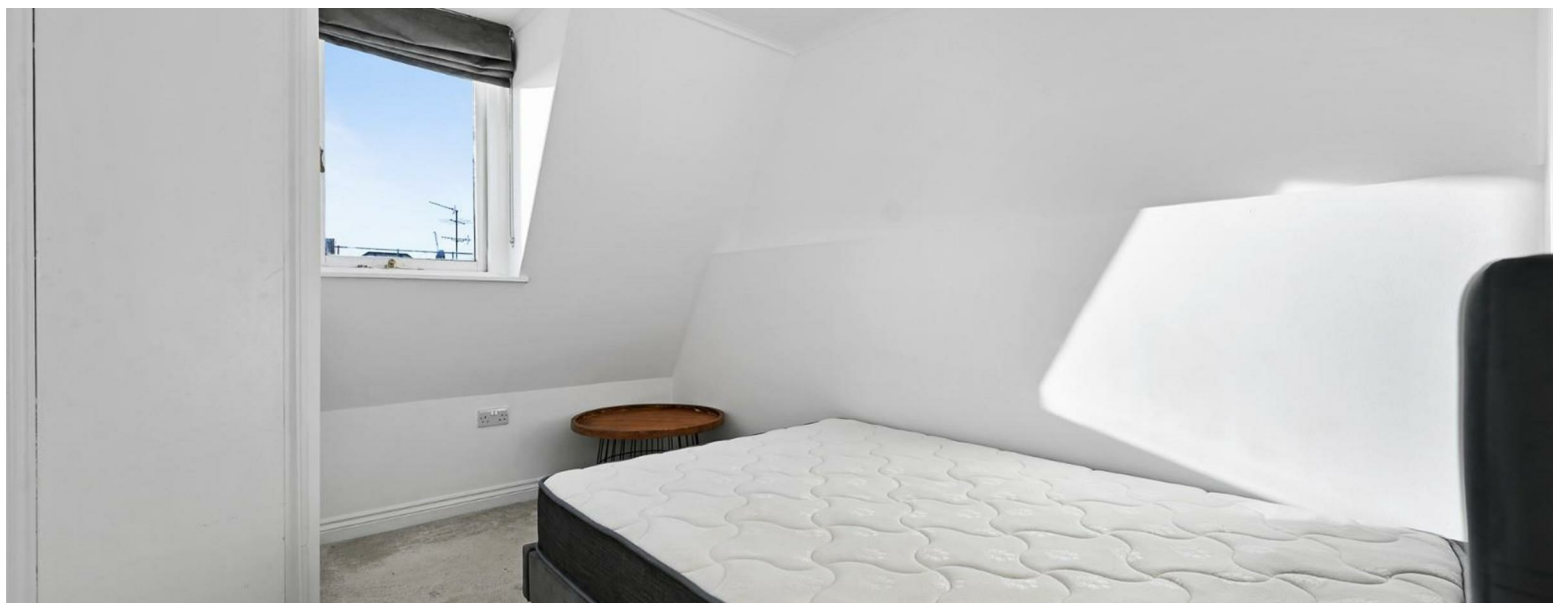
Gloucester Terrace is superbly located to the large green open spaces of Hyde Park and Kensington Gardens, and excellent transport facilities. A vast amount of amenities can be found on the nearby Craven Road.

To arrange your viewing, please contact Rolfe East on 020 8993 7755.

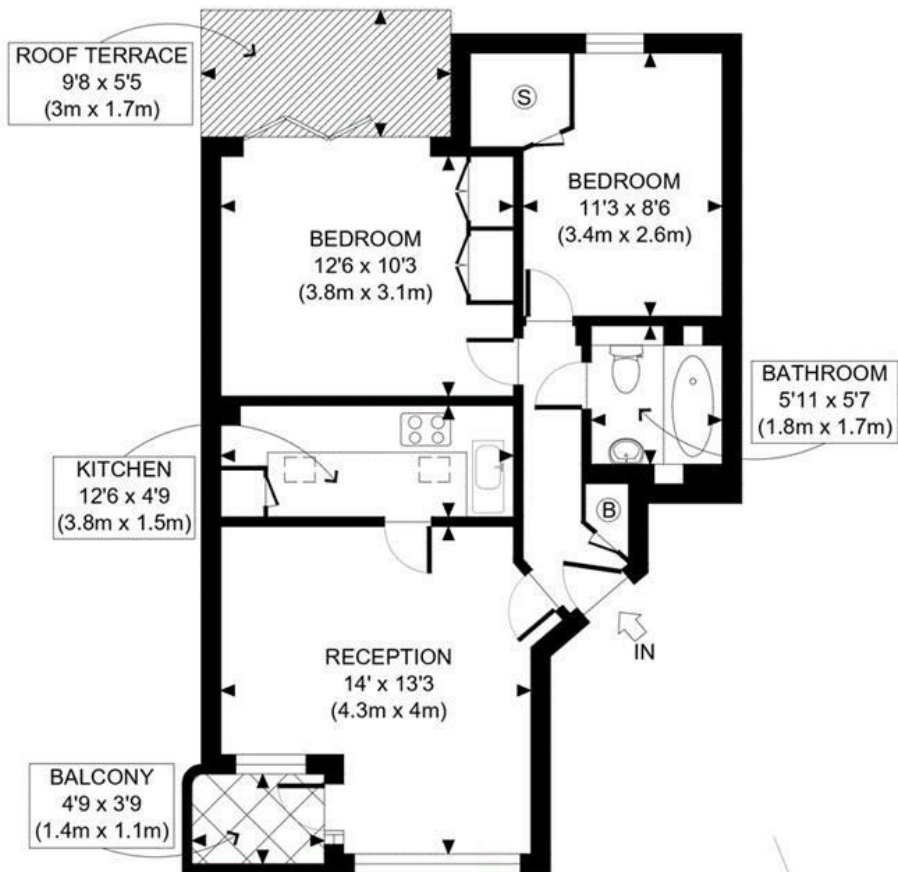


Council Tax Band: E









FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 556 SQ FT



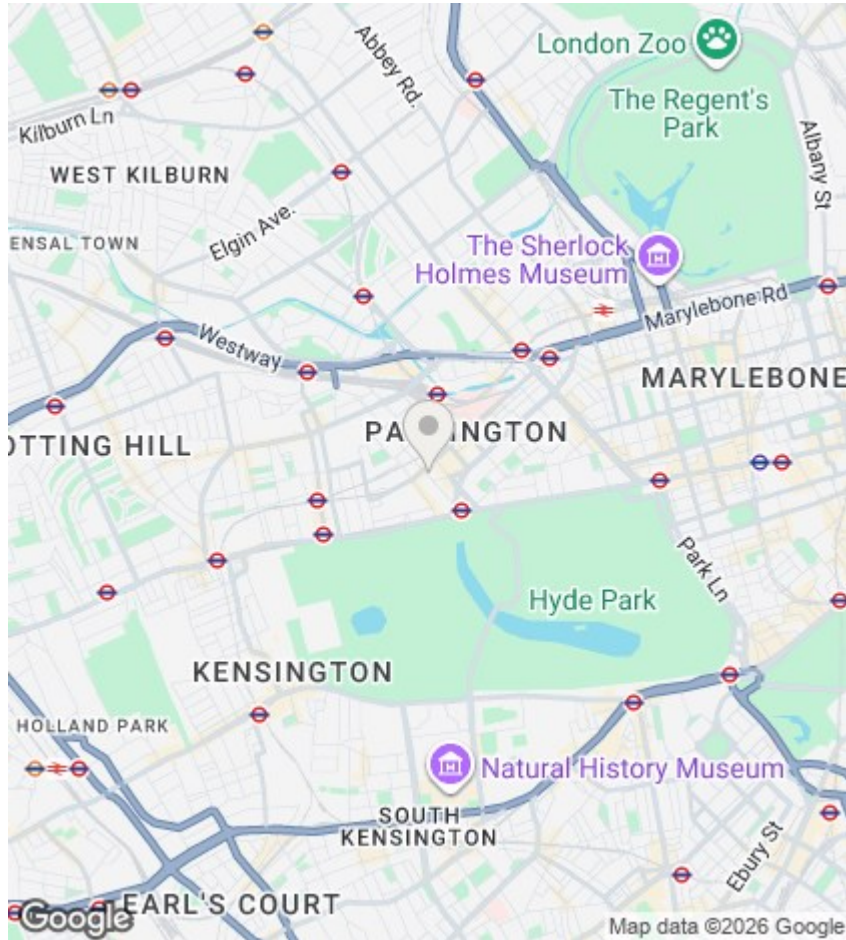
APPROX. GROSS INTERNAL FLOOR AREA: 556 SQ FT/ 52 SQM

**Rolfe East**

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS** COLUK  
ONE STOP SHOP FOR PROPERTY MARKETING

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	