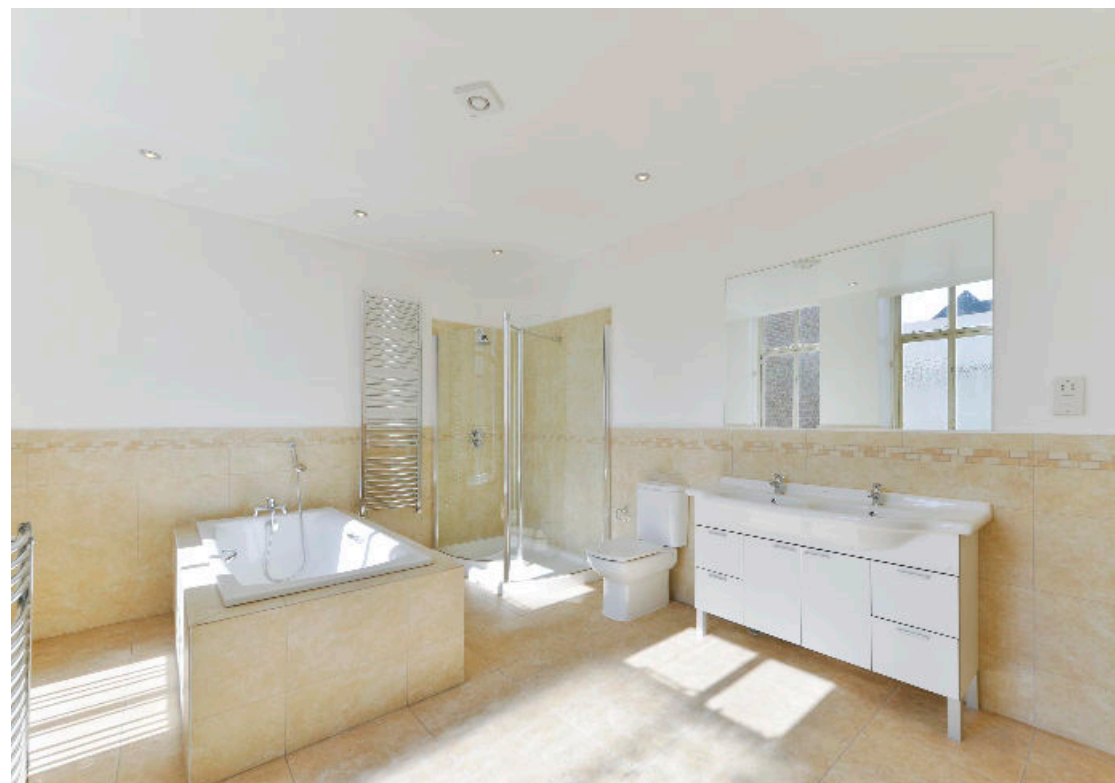




Gloucester Square  
Hyde Park  
**W2**









The City of Westminster  
 Guide price  
**£5,700,000 Freehold**  
 Freehold



An exceptional house nestled in the corner of a private courtyard. Filled with natural light, there is a spacious entrance hall, a central staircase, two reception rooms and a kitchen/breakfast room on the ground floor. The principal reception room on the first floor has three large floor to ceiling French doors, which open on to a balcony. The master bedroom has built-in wardrobes and a large bathroom with separate shower. There are three further bedrooms and two bathrooms on the second floor and a beamed family room/bedroom on the third floor with access out to a roof terrace.

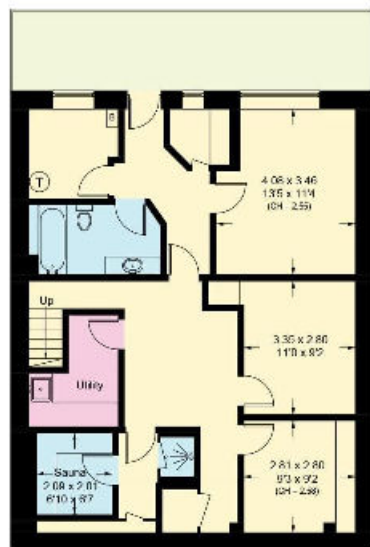
Transport links include Lancaster Gate Underground (Central Line) and Paddington Mainline (Network Rail and Heathrow Express)



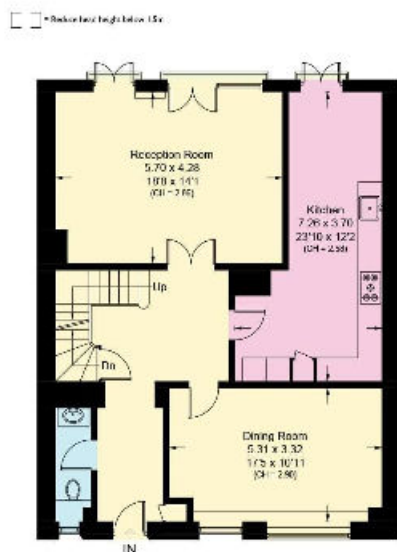


**Approximate Gross Internal Floor Area  
400.2 sq m/4,307 sq ft (Excluding voids)  
Including Limited Use Area (10.2 sq m / 110 sq ft)**

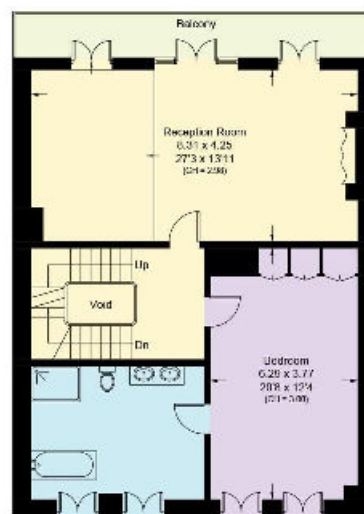
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



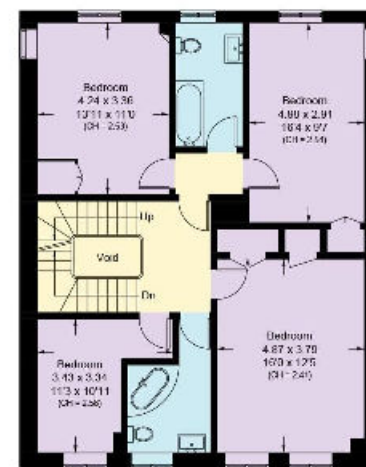
**Lower Ground Floor**  
Approximate Area = 87.1 sq m / 937 sq ft



**Ground Floor**  
Approximate Area = 89.8 sq m / 967 sq ft



**First Floor**  
Approximate Area = 88.0 sq m / 947 sq ft (Excluding Void)



**Second Floor**  
Approximate Area = 88.8 sq m / 956 sq ft (Excluding Void)  
Including Limited Use Area (2.6 sq m / 28 sq ft)



**Third Floor**  
Approximate Area = 46.5 sq m / 500 sq ft (Excluding Void)  
Including Limited Use Area (7.2 sq m / 77 sq ft)

Knight Frank  
Hyde Park  
1 Craven Terrace  
London  
W2 3QD

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[hydepark@knightfrank.com](mailto:hydepark@knightfrank.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2021. Photographs and videos dated June 2021.

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