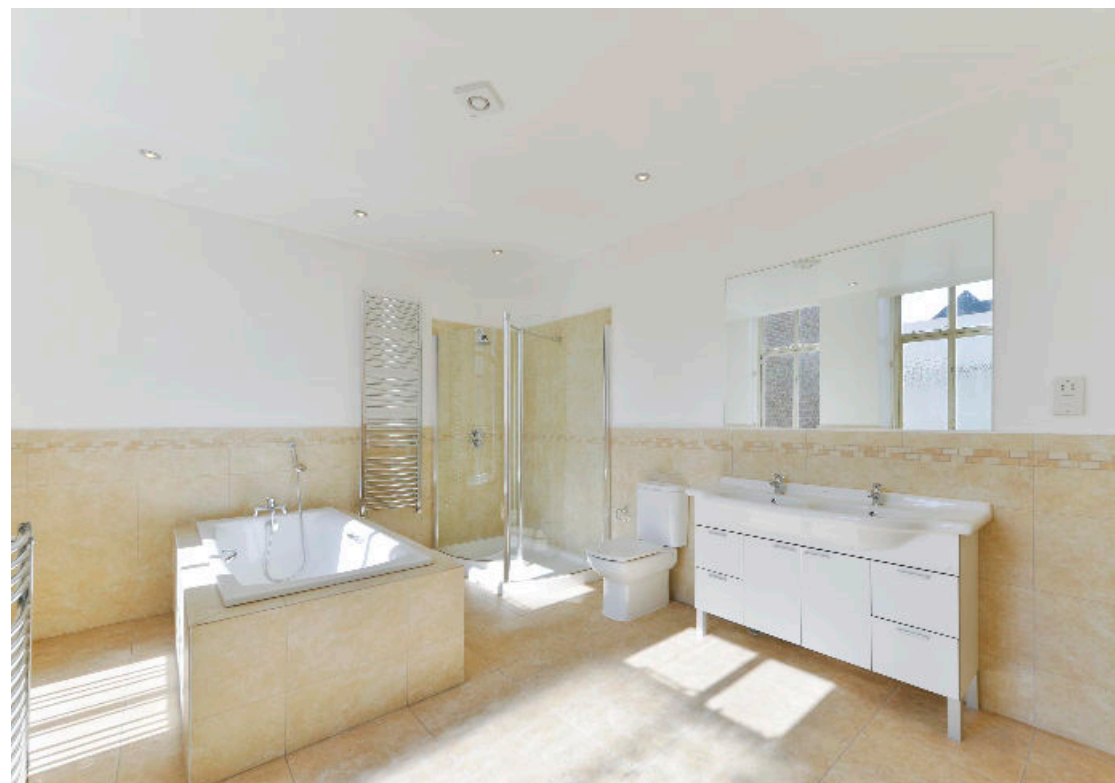




Gloucester Square
Hyde Park
W2





The City of Westminster
 Guide price
£6,000,000 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.

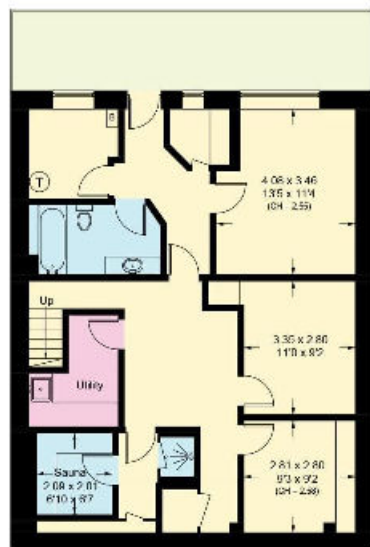
Transport links include Lancaster Gate Underground (Central Line) and Paddington Mainline (Network Rail and Heathrow Express)



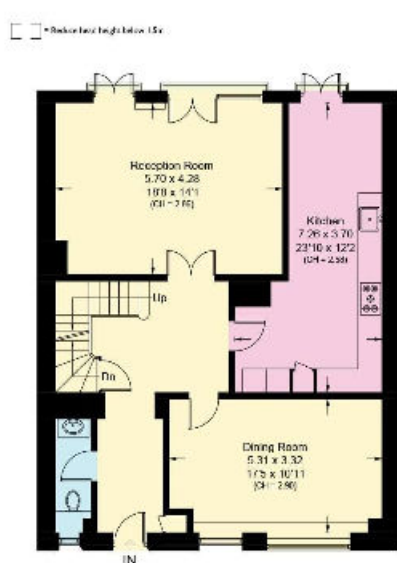


**Approximate Gross Internal Floor Area
400.2 sq m/4,307 sq ft (Excluding voids)
Including Limited Use Area (10.2 sq m / 110 sq ft)**

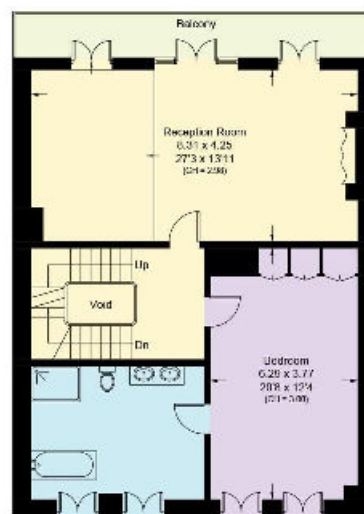
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



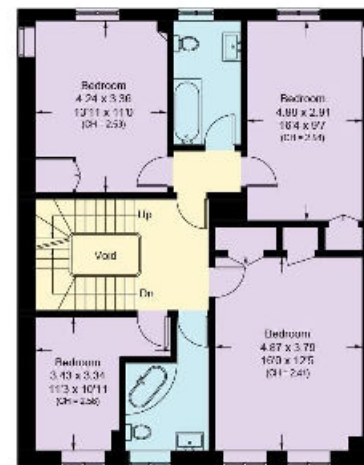
Lower Ground Floor
Approximate Area = 87.1 sq m / 937 sq ft



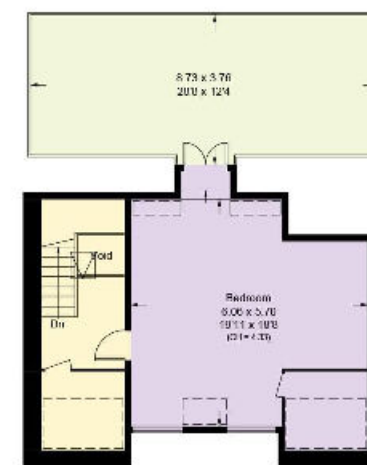
Ground Floor
Approximate Area = 89.8 sq m / 967 sq ft



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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We would be delighted to tell you more.

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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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