

# Gloucester Terrace, London W2

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This generously proportioned apartment has been refurbished to an impeccable standard throughout.

Comprising of second floor entrance, open plan reception/kitchen with breakfast bar and ample space for dining, plus guest WC.

Principal bedroom with en suite bathroom, fitted wardrobed and access to a private balcony. Second bedroom with fitted wardrobes and en suite shower room, plus third bedroom.

There is also a second reception room/additional bedroom located on the fifth floor, providing access to a spectacular roof terrace.



**Guide price:** £2,150,000

**Tenure:** Available Share of freehold, approx 982 years remaining

**Service charge:** £4,616 per annum

**Ground rent:** peppercorn

**Local authority:** City of Westminster

**Council tax band:** G

Other stand out features include; AC and audio system throughout the flat, private lift, Gaggenau and Subzero kitchen appliances.

Please note that we have been unable to confirm the next review date for the service charge, please inquire.







## Location:

Located moments to the north side of Kensington Gardens (Hyde Park).

The transport is convenient for nearby transport links at Lancaster Gate (Central line) and Paddington (Elizabeth, Circle, District, Bakerloo and Hammersmith and City underground lines, National Rail and Heathrow Express).

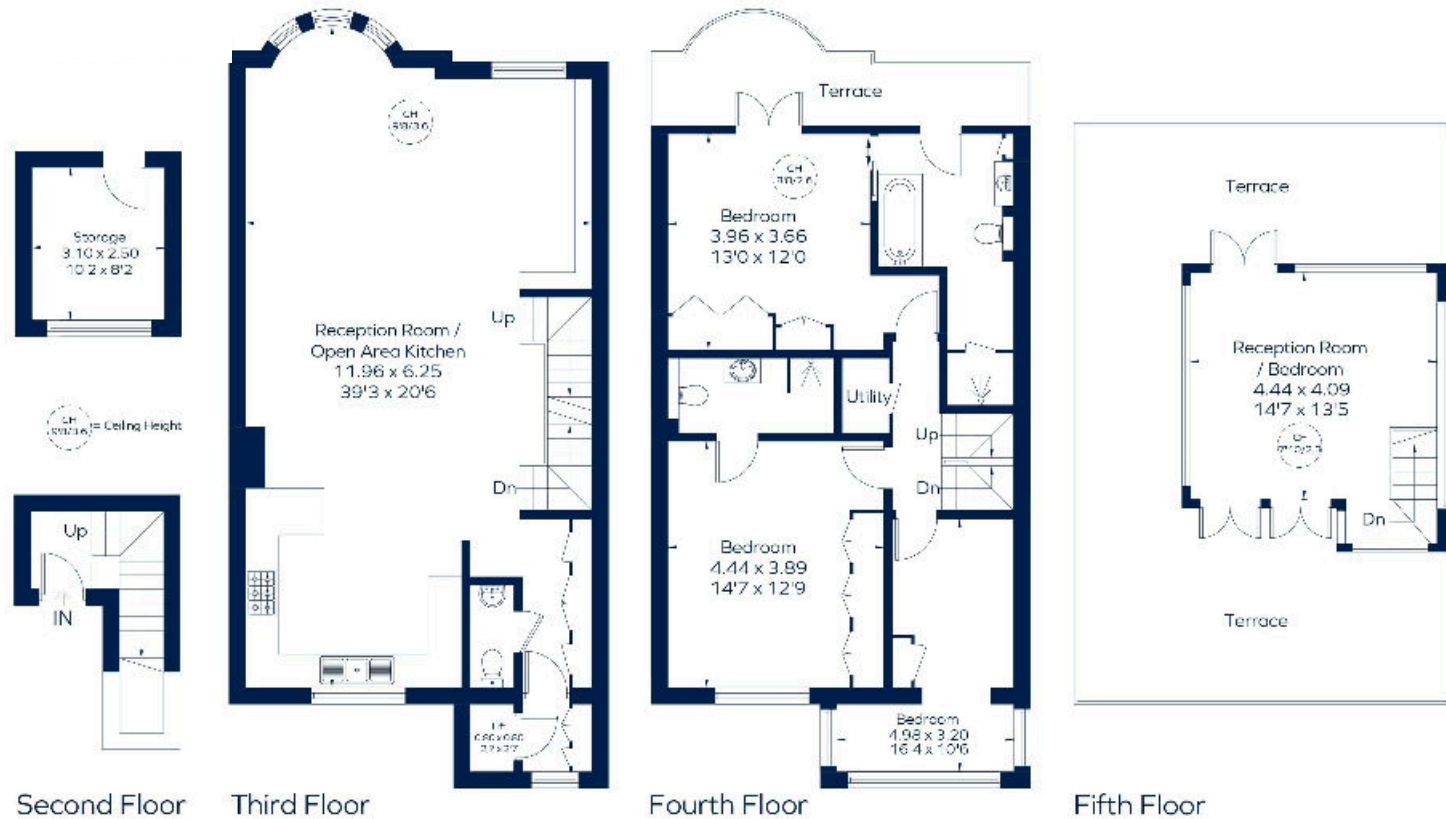






**Approximate Gross  
Internal Floor Area  
176.1 sq m / 1,895 sq ft**

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.



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