



Gloucester Terrace, Hyde Park W2

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This one bedroom apartment is arranged on the first floor (with lift) of a well maintained period conversion. To the front the property comprises a stunning reception room with a 13 foot ceiling height. There is an abundance of natural light from the sash windows leading to a private terrace. The room also features the original cornicing and wooden floors.

Along the corridor is a generous sized fitted style kitchen with ample work top space and a guest cloakroom. At the rear is the bedroom, a good sized double with fitted wardrobes as well as a walk in wardrobe and a superb en suite bathroom with walk in shower and freestanding bath.

Gloucester Terrace is located in the heart of Bayswater with the shops and restaurants of Queensway and Westbourne Grove nearby.



**Asking price:** £995,000

**Tenure:** Share of freehold plus leasehold, approximately 88 years remaining

**Service charge:** £1,400 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** F







Transport links include Paddington Mainline, Crossrail and underground stations (Bakerloo, Hammersmith & City and Circle & District lines). The open spaces of Hyde Park is a short walk away from the property.

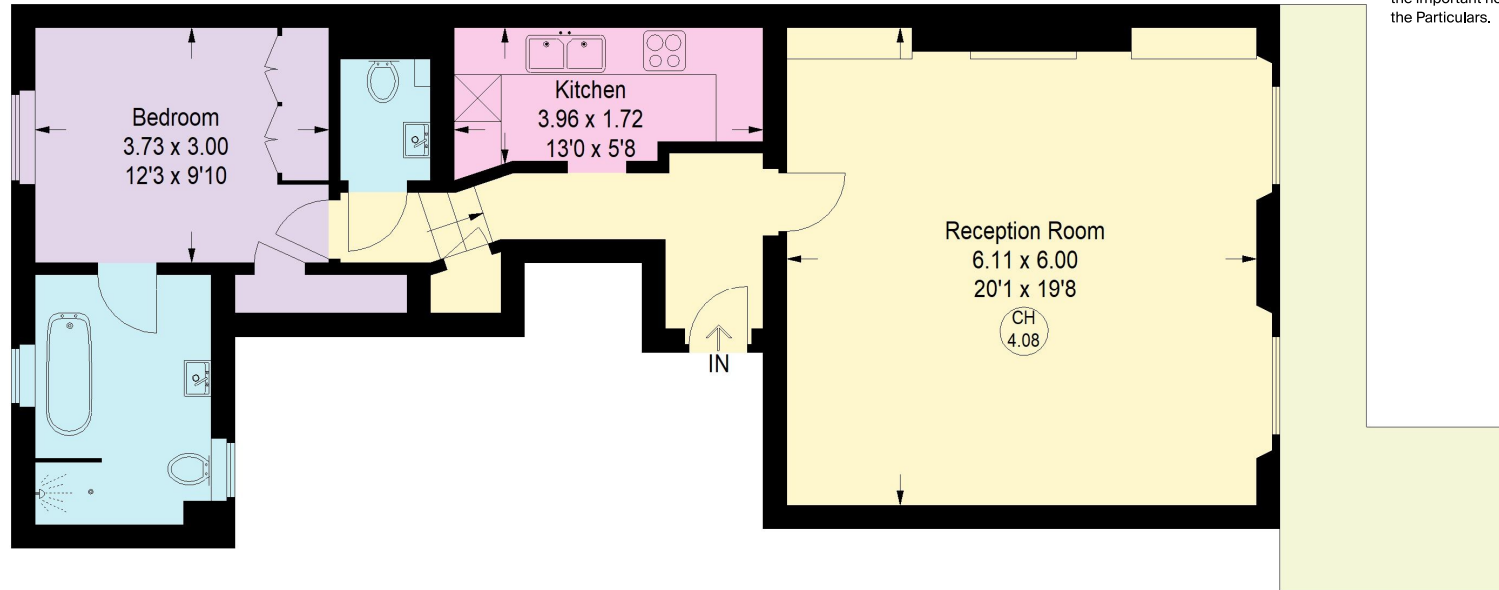


# Gloucester Terrace

Approximate Gross Internal Area = 76.9 sq m / 828 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.



First Floor

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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 2023. Photographs and videos dated September 2023.

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