

Lancaster Gate, Hyde Park W2



Lancaster Gate, Hyde Park W2

Situated on the third floor of an attractive, stucco-fronted period building, this bright apartment is accessed via a lift through well-presented communal areas. The well-proportioned space in the apartment offers two double bedrooms, two immaculate bathrooms, a timeless kitchen and a spacious reception. Beautifully maintained and presented throughout, the apartment benefits from a day porter.



Asking price: £1,450,000

Tenure: Share of freehold plus leasehold, approximately 971 years remaining

Service charge: £6,800 per annum, reviewed every year, next review due 2024

Ground rent: £230 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: C







Location

Lancaster Gate is situated on the doorstep of Hyde Park, London's finest park and many transport links, including Lancaster Gate Station (Central Line) and Paddington Station (Heathrow Express, Network Rail, London Underground). The property is also perfectly positioned for the Crossrail, which offers faster journey times into the City and Canary Wharf. The nearby areas of Mayfair, Knightsbridge and Kensington provide a varied selection of the best restaurants, bars, shops and salons London offers. The Royal Albert Hall and the Serpentine Gallery are also within walking distance.

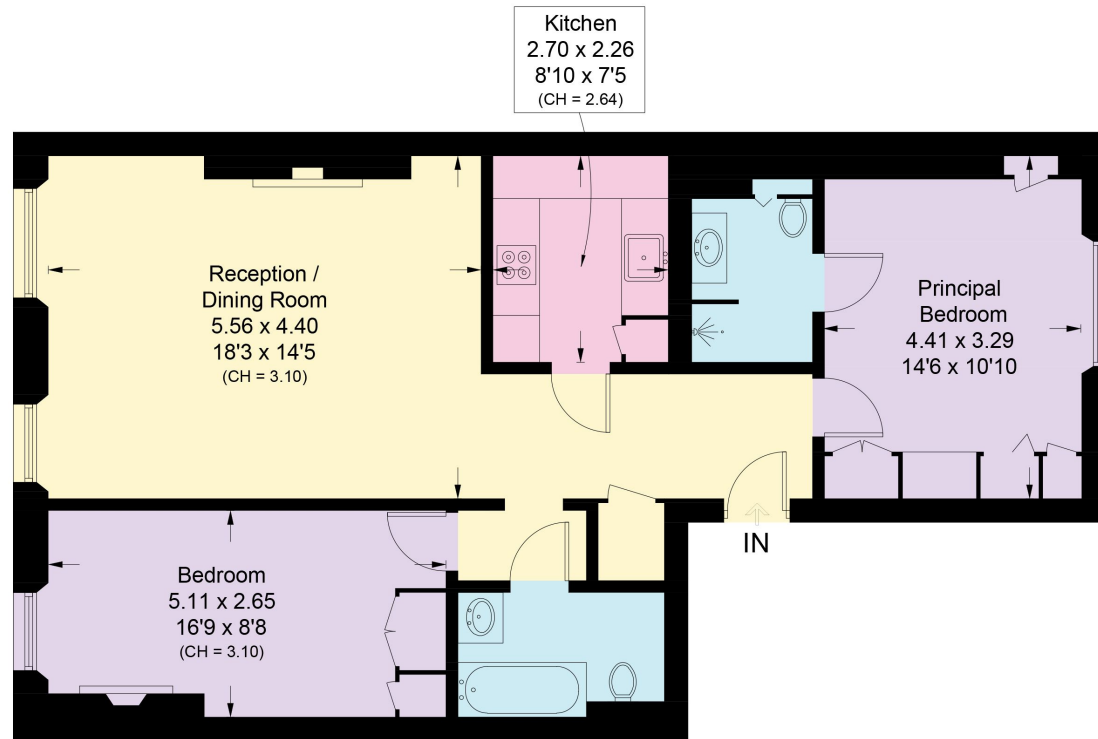


Lancaster Gate, W2

Approximate Area = 81.3 sq m / 875 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.



Third Floor

Approximate Area = 81.3 sq m / 875 sq ft

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Mark Ruffell
020 3697 8234
mark.ruffell@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2023. Photographs and videos dated December 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.