



Lancaster Gate, Hyde Park **W2**

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Originally an elegant parade of 15 magnificent nineteenth-century stucco-fronted Grade II listed houses. Residents of The Lancasters will receive a very personal level of service from the 24-hour concierge. With Italian-designed fitted wardrobes in both bedrooms and bespoke dressing rooms, the contemporary kitchens are fitted with the latest appliances and the bathrooms benefit from modern chromium brassware by Fantini, with beautiful Spanish & Italian marble tiling to walls and floors with underfloor heating. Each apartment is wired for sound throughout, and preferred audiovisual equipment with an audio keypad to control volume and source in every room is ready to install.



Guide price: £3,200,000

Tenure: Leasehold: approximately 985 years remaining

Service charge: £40,724 (including car park) per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G





Each apartment is wired for sound throughout, ready to install preferred audio visual equipment with an audio keypad to control volume and source in every room. Each apartment has a comfort cooling system operated by a control panel in each room with electric underfloor and ceiling heating. Residents also benefit from a fully-equipped gymnasium with spa, swimming pool, steam and treatment room and the apartment includes a parking space in the secured underground parking.

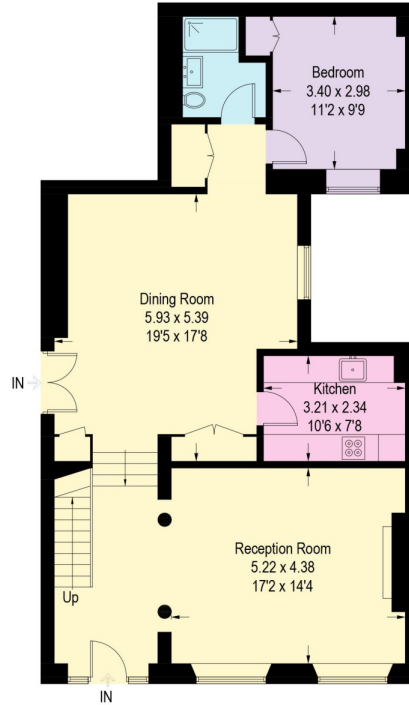


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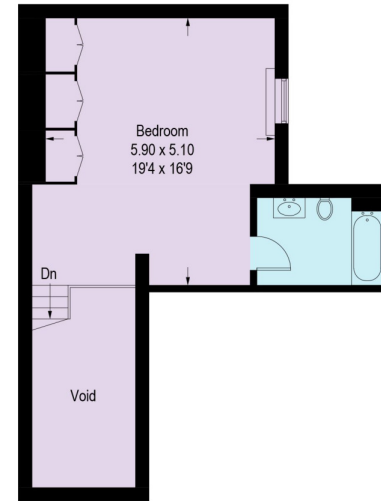
Approximate Gross Internal Area = 1402 sq ft / 130.3 sq m
(Excluding Void)



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.



Ground Floor



First Floor

Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD
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.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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