# Lancaster Parkside, Hyde Park W2





## Lancaster Parkside, Hyde Park <mark>W2</mark>

A wonderfully presented fourth floor penthouse apartment with an abundance of natural light and south facing views over Hyde Park. This spacious apartment is situated in a beautiful Grad II listed period conversion with direct lift access and a day porter. A spacious four double bedroom penthouse apartment boasting four en suite bathrooms and a large reception room with south facing view over Hyde Park.

This exceptional property offers superb living accommodation and entertaining space throughout. There is a large, well appointed kitchen which leads in to the media room and then onto the reception room.



Asking price: £5,600,000 Tenure: Share of freehold Service charge: £17,349 per annum Ground rent: peppercorn Local authority: City of Westminster Council tax band: H











#### Location:

Lancaster Gate is located off the Bayswater Road, within close proximity to Lancaster Gate (Central line) station and Paddington mainline (Network Rail, Heathrow Express) and underground (Elizabeth, Hammersmith & City, Bakerloo, Circle and District lines) stations. The wonderful open spaces of Hyde Park and Kensington Gardens are also located close by.

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

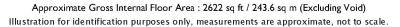








Fourth Floor





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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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 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 in or ther consent has been obtained. A buyer or lessee must find out by inspection or in or her ways that these matters have been properly dealt with and that all information is correct.

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