



Lancaster Gate, Hyde Park W2



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A one-bedroom apartment located on the lower ground floor of a beautiful white stucco building close to Hyde Park's open spaces and Lancaster Gate underground station's transport amenities.

Through well-maintained communal areas, this 50.4 sq. m. (542 sq. ft.) apartment is perfectly located for easy access to the City and West End and could be the perfect London pied a terre.



Guide price: £625,000

Tenure: Share of freehold plus leasehold, approximately 954 years remaining

Service charge: £2,275 per annum, reviewed every year, next review due 2025 plus £3636 reserve fund per annum split quarterly

Local authority: City of Westminster

Council tax band: E



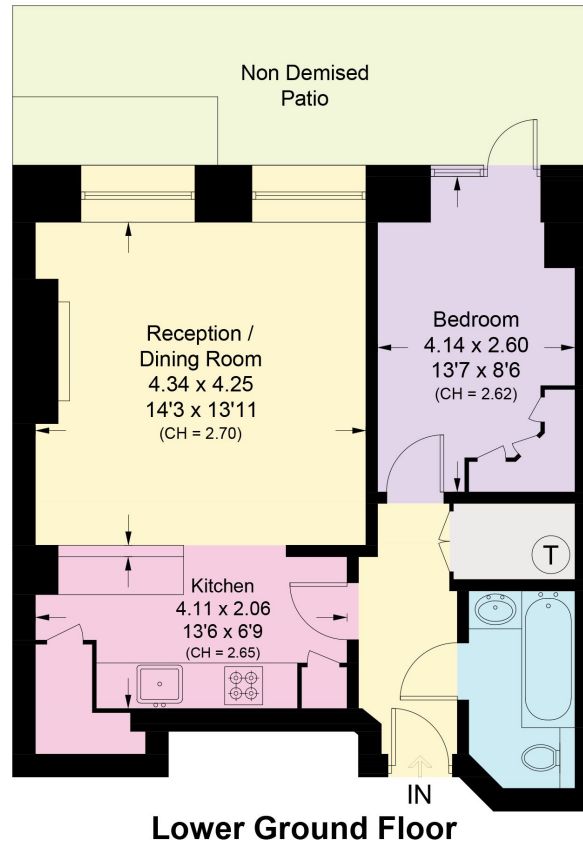
The spacious open plan reception room has ample space for dining along with a breakfast bar and the kitchen boasts a great range of fitted cabinets and integrated appliances. There is a generous double bedroom with built-in wardrobes and a fully tiled modern bathroom.

Lancaster Gate is ideally located opposite the scenic open spaces of both Hyde Park and Kensington Gardens. Transport links can be found at Lancaster Gate (Central Line) and Paddington (Network rail, Heathrow Express) Elizabeth line and underground (Hammersmith & City, Bakerloo, Circle and District lines).



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Approximate Area = 50.4 sq m / 542 sq ft
Including Limited Use Area (1.0 sq m / 11 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.

Lower Ground 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 June 2024. Photographs and videos dated June 2024.

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