

Lancaster Gate, Hyde Park W2



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An expansive, triple aspect, lateral apartment with views across the green open expanse of Hyde Park with accommodation in excess of 3000 square feet.

Positioned on the fourth floor (with lift access) of this well presented, Grade II listed stucco building, the property boasts a stunning south-facing reception room overlooking the park. Elsewhere, accessed from the inviting entrance hall, there are four generous bedrooms, two bathrooms, two cloakrooms, a well-equipped separate kitchen and a utility room. Further benefits include daytime porter and permit parking.



Guide price: £5,950,000

Tenure: Share of freehold plus leasehold, approximately 955 years remaining

Service charge: £14,106 per annum, reviewed every year, next review due 2025

Ground rent: £240 per annum fixed for the remainder of the lease.

Local authority: City of Westminster

Council tax band: H







Lancaster Gate is located off the Bayswater Road, within close proximity of Lancaster Gate (Central line) station and Paddington mainline, Elizabeth line and underground stations. The wonderful open spaces of Hyde Park and Kensington Gardens are located close by.

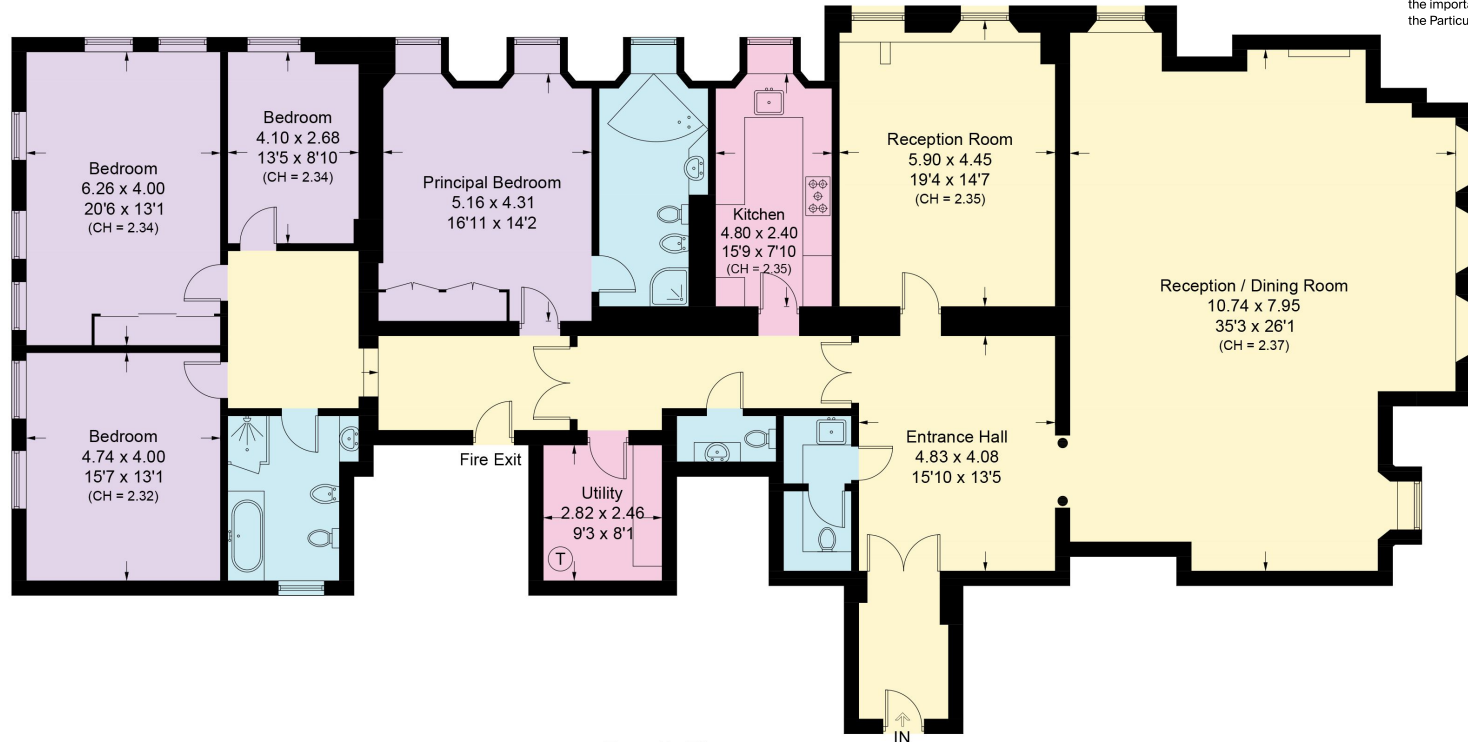


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Approximate Area = 297.9 sq m / 3206 sq ft
Including Limited Use Area (6.9 sq m / 74 sq ft)



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.



Fourth Floor

Approximate Area = 297.9 sq m / 3206 sq ft
Including Limited Use Area (6.9 sq m / 74 sq ft)

Knight Frank

Hyde Park

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I would be delighted to tell you more

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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 November 2024. Photographs and videos dated November 2024.

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