



STRATHEARN HOUSE, STRATHEARN PLACE, LONDON, W2  
**£2,100,000 SHARE OF FREEHOLD**

**Winkworth**



## STRATHEARN PLACE, W2

Set within an elegant stucco-fronted building on the prestigious Strathearn Place, W2, this outstanding lower ground-floor apartment offers 1,921 sq ft of beautifully proportioned lateral living space, complemented by the rare benefit of five private patio gardens.

The apartment features three generous en suite bedrooms, a separate guest WC, and a spacious reception room ideal for both entertaining and everyday living, with large windows drawing in natural light and garden views.

A substantial kitchen-dining room sits at the heart of the home, fully fitted with modern appliances, ample storage, and refined finishes.

Further benefits include an on-site caretaker/porter and exceptional outdoor space, creating a tranquil retreat in the heart of central London. Ideally located moments from Hyde Park, the property also enjoys close proximity to Connaught Village, Bayswater, and Paddington Station, offering excellent transport connections including National Rail services, the Elizabeth Line, and the Heathrow Express.

**Share of Freehold with approx. 999 years remaining**

**Residents Permit Parking available on request**

**Service Charge: approx. £7,600p/a (including £2,000 sinking fund contribution)**

**Ground Rent: NIL**

**Westminster Council Tax Band: TBC**







## Strathearn House W2



Floor Plan  
Approximate Gross Internal Area 1921 Sq Ft - 178.45 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
35-54	E		
21-34	F		
1-20	G		

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