



LANCASTER GATE, HYDE PARK, W2
GUIDE PRICE £895,000 LEASEHOLD

LOCATED ON THE PRESTIGIOUS LANCASTER GATE, HYDE PARK - A WELL-PROPORTIONED, LIGHT, THREE BEDROOM, RAISED GROUND FLOOR APARTMENT, SET IN A MODERN PORTERED BLOCK, WITH A LONG LEASE AND SECURE UNDERGROUND PARKING SPACE.

Paddington & Bayswater | 020 7467 5770 | paddington@winkworth.co.uk

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DESCRIPTION:

Heron Court is situated on Lancaster Gate, in the heart of this fashionable district, with the fabulous shops, restaurants and nightlife of "London's West End" on your doorstep, as well as "Queensway" where the multibillion pound regeneration is taking place. It is within easy reach of Lancaster Gate Stn (Central line), Queensway Stn and Bayswater Stn (Central, District and Circle lines), as well as Paddington mainline station, which includes the Elizabeth line. Situated a short stroll from the green open spaces of Kensington Gardens/Hyde Park.



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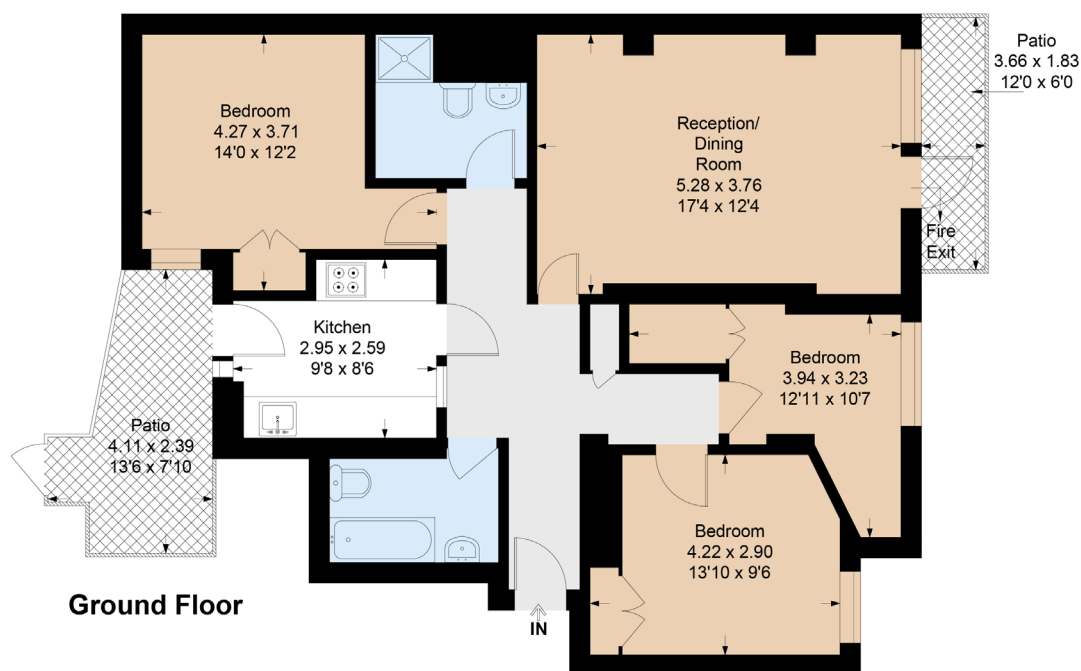
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Heron Court, W2

Key :
CH - Ceiling Height

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 139 year and 2 months

Service Charge: About. £5,000 per annum

Ground Rent: Peppercorn

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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