



63 LANCASTER GATE, W2
£795,000 LEASEHOLD

Winkworth



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Located on the prestigious Lancaster Gate, Hyde Park - a well-proportioned, light, three bedrooms, raised ground floor apartment, set in a modern portered block, with a long lease and secure underground parking space.

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.

TENURE: LEASEHOLD WITH ABOUT 139 YEARS REMAINING

SERVICE CHARGE - ABOUT £5,000 PER ANNUM

GROUND RENT - PEPPERCORN

COUNCIL TAX BAND: F

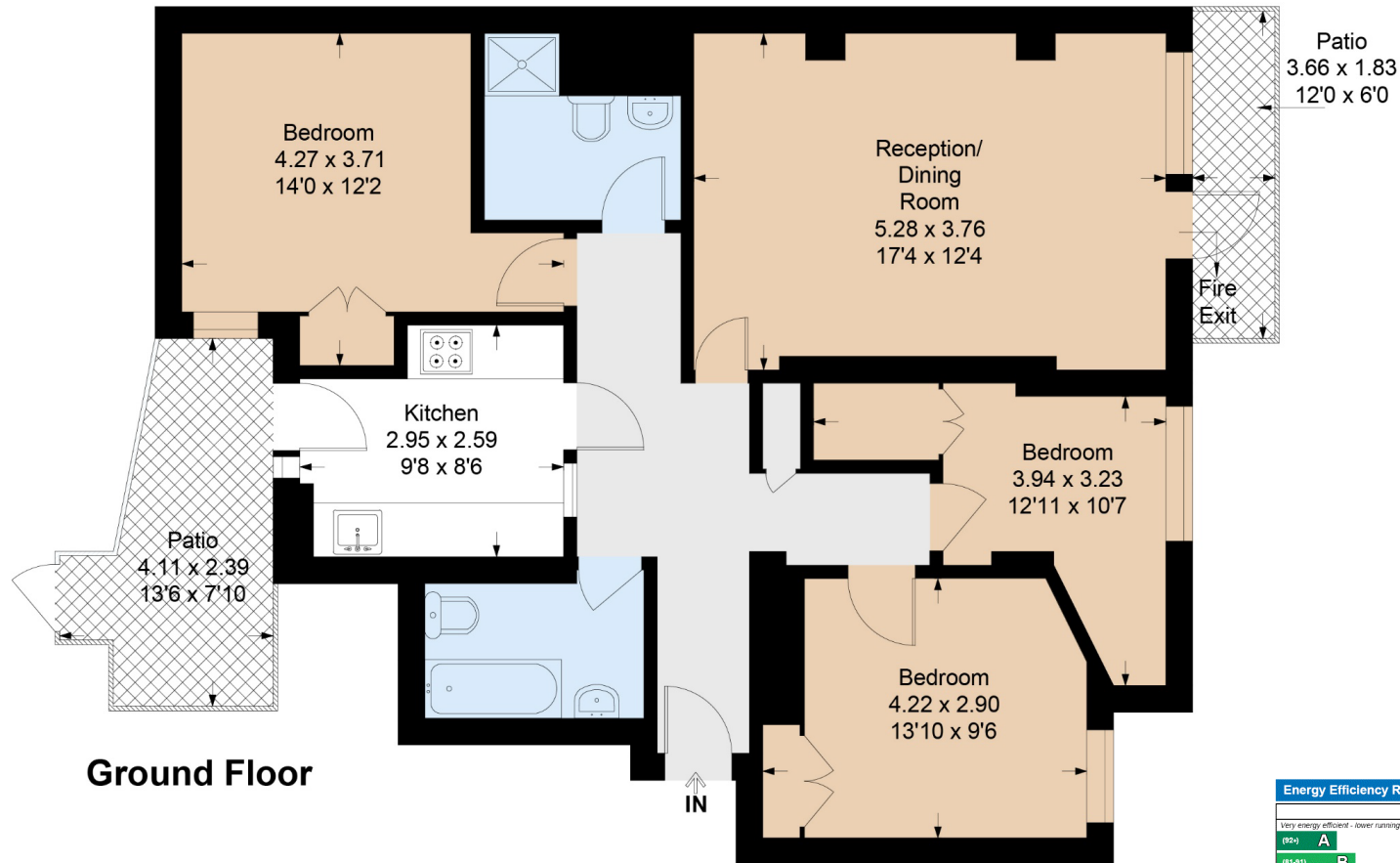




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Key :
CH - Ceiling Height

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



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

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

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