



GLOUCESTER TERRACE, W2  
£420,000 LEASEHOLD

Winkworth





## GLOUCESTER TERRACE, W2

Located in W2 - moments from Hyde Park, set in an attractive stucco fronted, Grade II period conversion; a wonderful opportunity to modernise a well-proportioned one-bedroom ground floor apartment.

Gloucester Terrace, with its white stucco period terraces, is a sought-after central London location, in the vicinity of Paddington and Bayswater. Located in the City of Westminster - W2, it runs northwards from Lancaster Terrace and Hyde Park, before curving round to meet Porchester Square.

Leasehold: About 80 Years Remaining

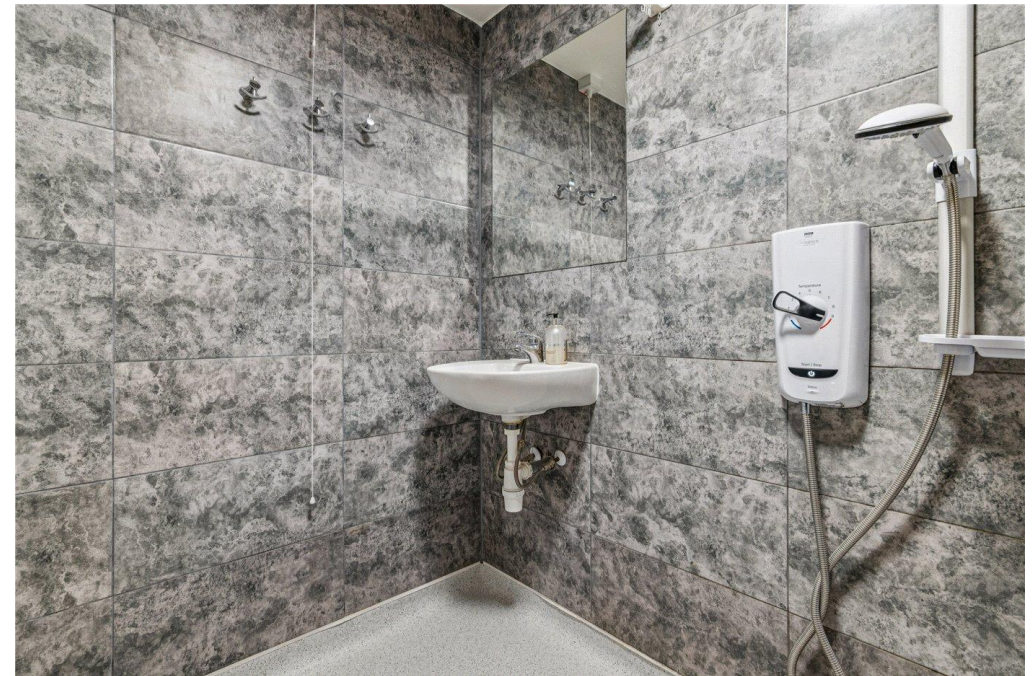
Service Charge: About £2,540 p.a

Ground Rent: £50 p.a

Council Tax: Band E







## KEY FEATURES

- MODERNISATION OPPORTUNITY
- GROUND FLOOR
- HIGH CEILINGS
- PERIOD LIVING
- CLOSE PROXIMITY TO PADDINGTON
- MOMENTS FROM HYDE PARK

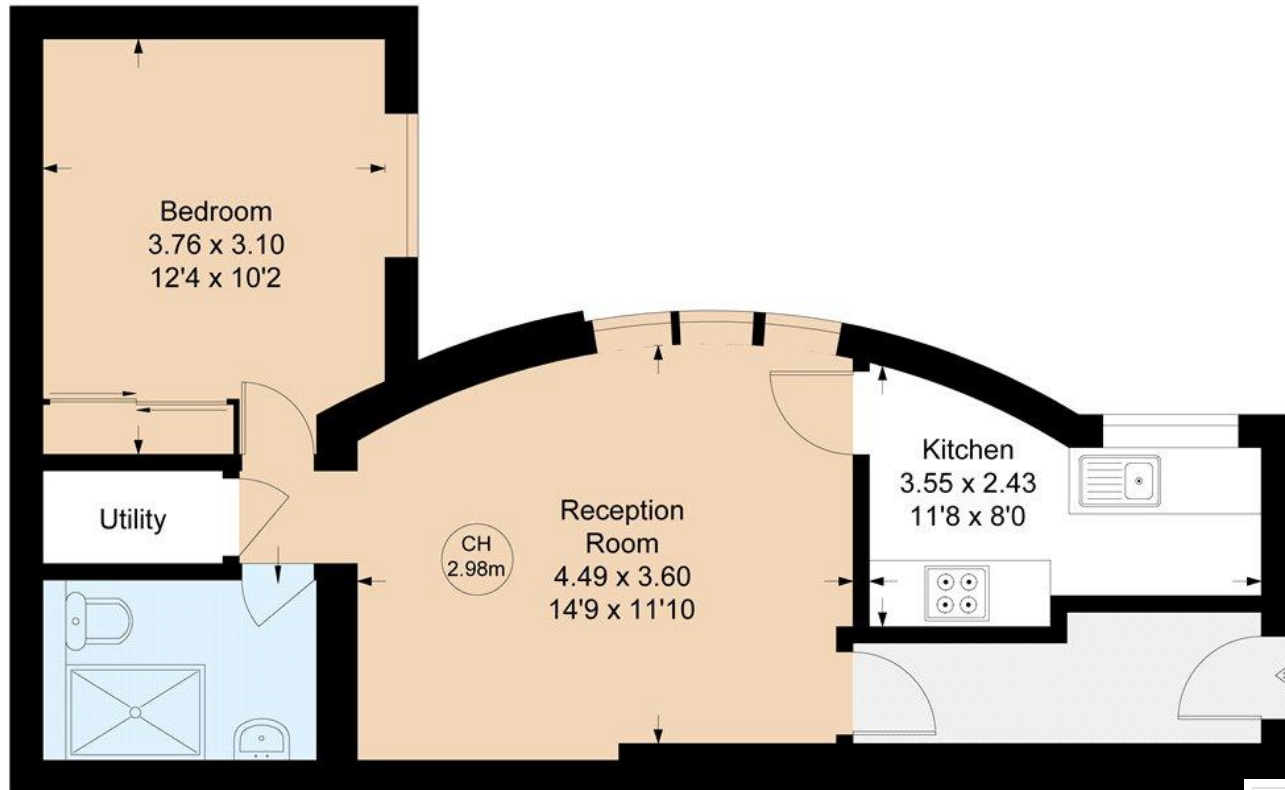


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Approximate Gross Internal Area = 45.98 sq m / 495 sq ft

Key :

CH - Ceiling Height



## Raised 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	60 E	
21-38	F		
1-20	G		

Paddington and Bayswater | 020 7240 3322 | paddington@winkworth.co.uk

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