



**LANCASTER GATE, LANCASTER GATE, W2
OFFERS OVER £795,000 LEASEHOLD**

**LOCATED ON LANCASTER GATE, HYDE PARK, - W2, WITH SHARE OF
FREEHOLD, A WELL-PROPORTIONED TWO BEDROOM, FOURTH FLOOR
APARTMENT, NOW IN NEED OF COMPLETE MODERNISATION.**

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

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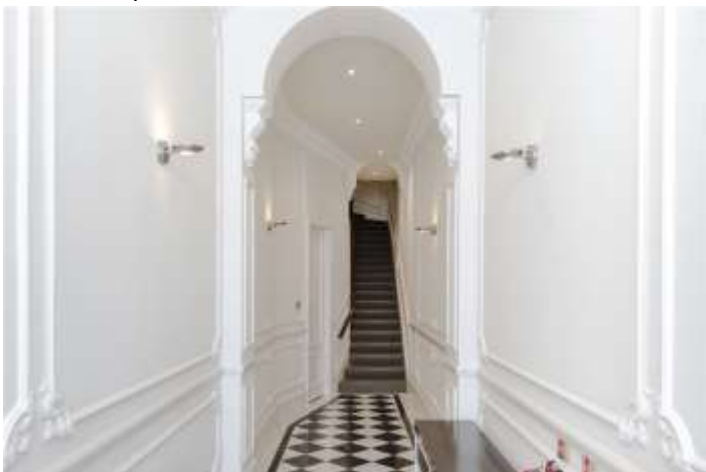
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DESCRIPTION:

Formerly a grand terrace of Victorian stucco fronted houses, listed Grade II for their striking architectural merit. No.14 was bombed during WWII and re-built in circa 1953. To the south lies the beautiful Kensington Gardens, Hyde Park and beyond that Knightsbridge and Chelsea, with art galleries and musical venues. To the southeast, lies Mayfair with boutique shops, restaurants and bars. To the west, Notting Hill and Portobello. To the north is Paddington. With close proximity to Lancaster Gate St. (Central Line) and Paddington St. (Elizabeth, Circle, District, Bakerloo and Hammersmith and City, in addition to National Rail services and Heathrow Express).

LEASEHOLD PLUS SHARE OF F/H: ABOUT 976 YEARS REMAINING | SERVICE CHARGE: ABOUT £1,495 P.A | GROUND RENT: NIL | COUNCIL TAX BAND: G



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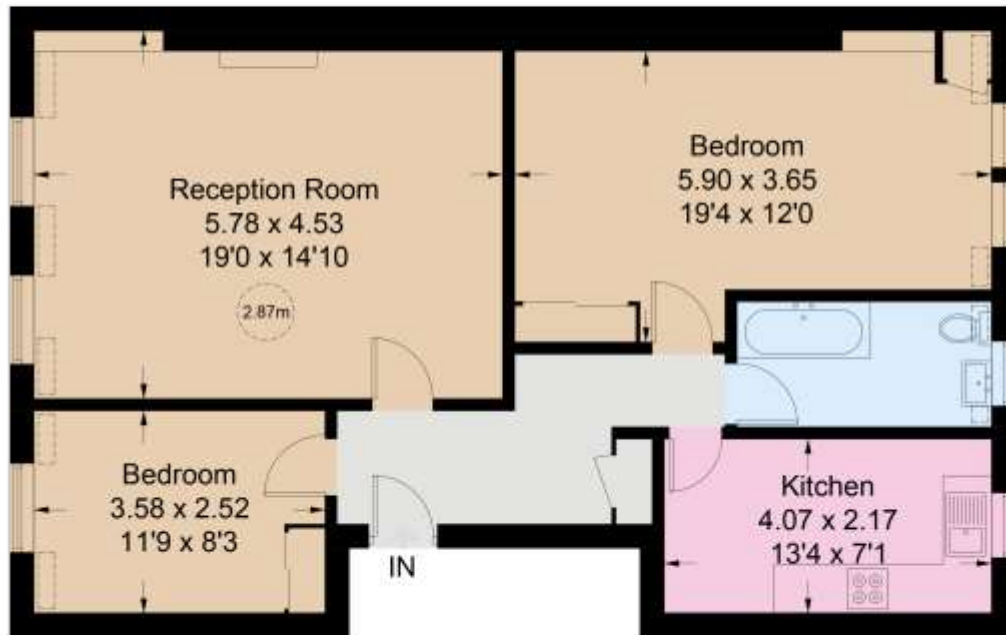
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Lancaster Gate



Approximate Gross Internal Area = 78.7 sq m / 847 sq ft

 = Reduced headroom below 1.5m / 5'0



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID965427)

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.

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