



CRAVEN TERRACE, LANCASTER GATE, W2
GUIDE PRICE £895,000 SHARE OF FREEHOLD

Winkworth



CRAVEN TERRACE, W2

Located in W2 - Hyde Park, a well-proportioned, light, three double bedroom, sixth floor (with lift) apartment, with share of freehold, two private balconies and located in the heart of Lancaster Gate - only a few moments from Hyde Park.

From the sitting room, access is given to a private, east / south facing balcony, looking directly onto the beautifully maintained and stunning, ornamental communal gardens.

Carroll House is located centrally, conveniently adjacent to Hyde Park and Lancaster Gate station. Within about 0.4 mile to Paddington mainline Station (Heathrow Express, rail, tube, bus), including the Elizabeth Line. In addition, there are multiple restaurants, shops and pubs within close proximity.

LEASE, PLUS SHARE OF FREEHOLD: ABOUT 965 YEARS UNEXPIRED

SERVICE CHARGE ABOUT £5,900 P.A - INCLUDES:

- 1 - Building insurance
- 2 - Water
- 3 - Heating
- 4 - Gardening
- 5 - Lift (maintenance)
- 6 - CCTV
- 7 - Gates (maintenance)
- 8 - Communal cleaning

GROUND RENT : PEPPERCORN

COUNCIL TAX BAND F

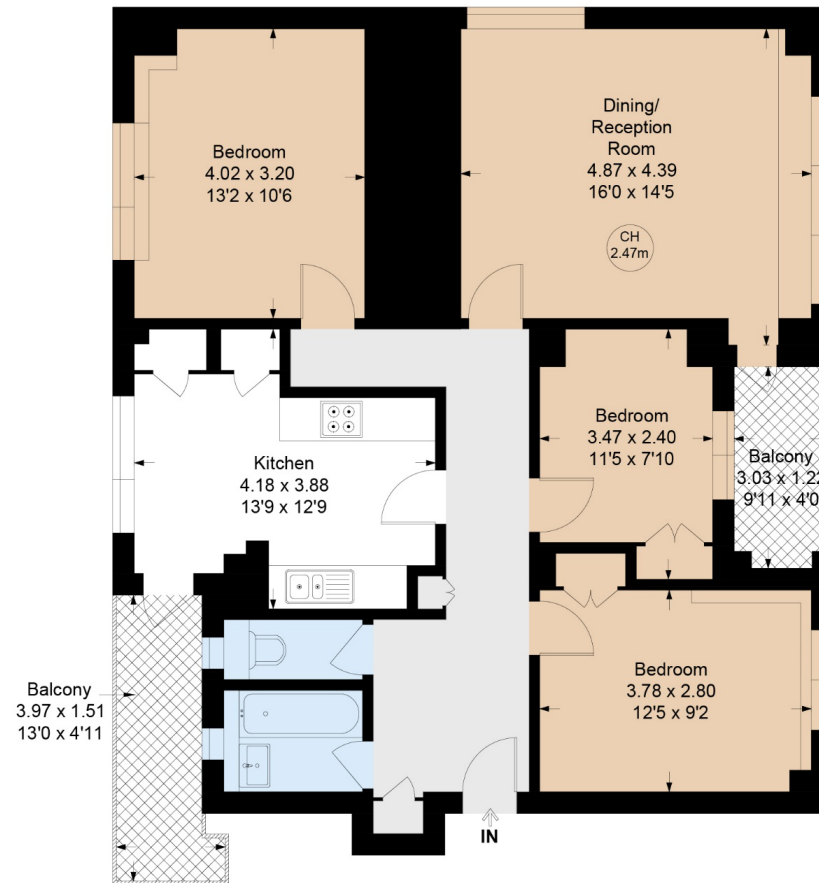




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Approximate Gross Internal Area = 91.53 sq m / 985 sq ft

Key :
CH - Ceiling Height



Sixth 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

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