107, Lancaster Gate, Hyde Park, W2

Offers In Excess Of £1,400,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF

Description

By Order of the Receiver, this white stucco-fronted house is arranged over four floors, offering 1,809 sq ft / 168 sq m of accommodation. It is currently laid out with four bedrooms and three bathrooms, including a loft space of 165 sq ft / 16 sq m. Internally, the house would now benefit from redecoration throughout.

The property is located on the much sought-after Lancaster Gate, W2, and is just minutes from the Underground station and the outstanding green spaces of Kensington Gardens and Hyde Park. There is the added benefit of Crossrail, providing high-speed travel into the City and Canary Wharf, as well as a short walk to Paddington Station, offering access to the Heathrow Express.

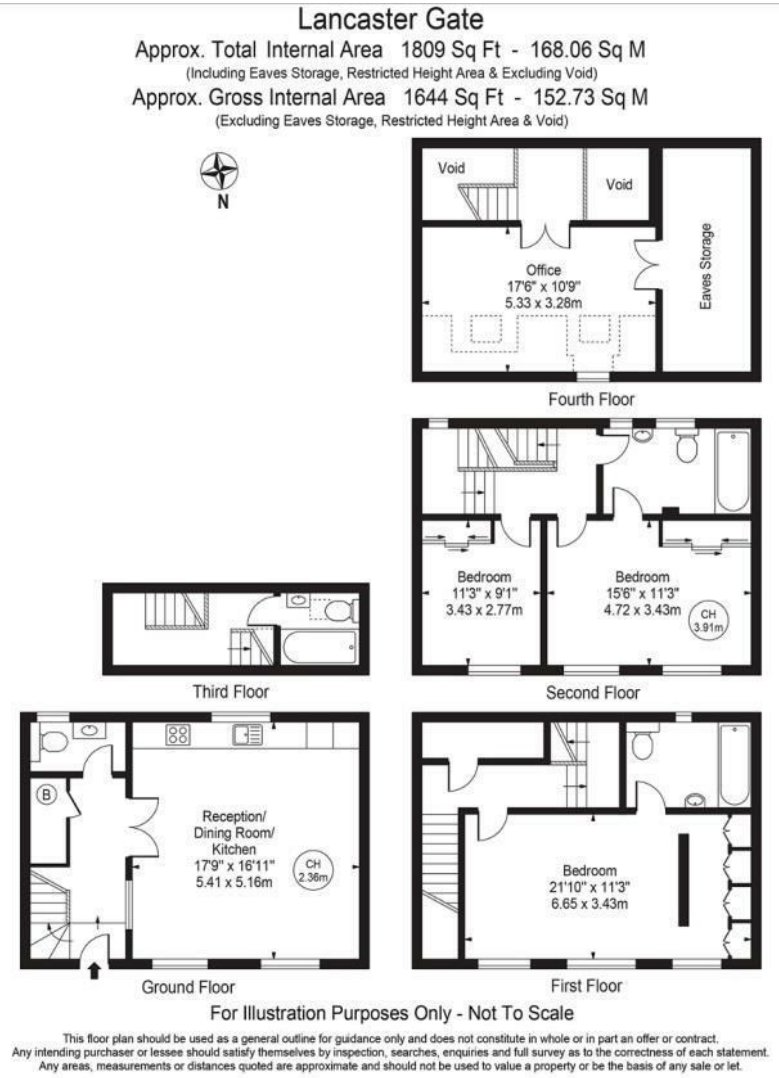
Entrance Hall : Reception / Breakfast Room : Elegant Master Bedroom With Ensuite : 2 Further Bedrooms : 2 Further Bathrooms : Guest WC : Large Loft 165 sqft / 16sqm : EPC Rating D.

Key Features

- PARKSIDE LOCATION
- PRIVATE FRONT DOOR
- IDEAL FOR HYDE PARK
- CLOSE TO LANCASTER GATE
- WHITE STUCCO FRONTED
- HIGH CEILINGS ON FIRST FLOOR
- CLOSE TO QUEENSWAY

Terms

Leasehold : 999 years from 29 September 1981 ie 954 years
Ground Rent £ 120 per half year
Service charge : £1,329 per half year per annum
Council Tax Westminster H EPC D



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.