



Resident
permit
holders
only
Mon - Sun
8.30am - 8.30pm

NOTICE
Parking
Suspended
From:
Until:
Place:
Reason:
Ref:
TEL 020 7623 4467
No waiting
No loading

BARRIE HOUSE, LANCASTER GATE, HYDE PARK
W2
£4,766 Per Week

T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
WWW.NAPIERWATT.CO.UK

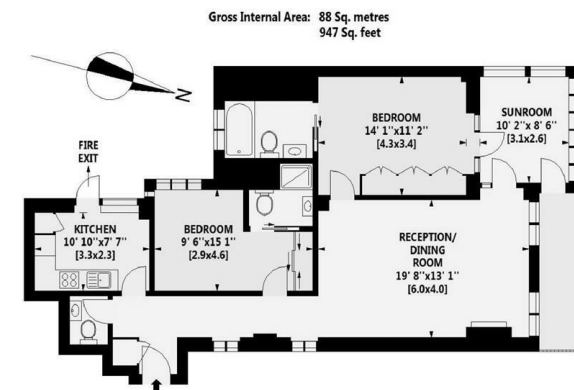
NAPIER WATT
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Description

We are pleased to offer this bright and spacious interior designed two bedroom apartment, located on the top floor (8th) of this prestigious block overlooking Hyde Park. This apartment comprises a master bedroom with en suite bathroom, second bedroom with modern en suite shower room, spacious reception/dining room with access to private sunroom and balcony, separate contemporary style fully integrated kitchen, guest WC and a guest cloakroom. Further benefiting from lift, porter, and plenty of storage space.

The heating and hot water is included within the rent. Westminster Council Band F. EPC Rating C.

Photos taken from previous tenancy.



EIGHTH FLOOR

Illustration for identification purposes only, not to scale.
All measurements and areas are approximate, and include wardrobes and window bays where appropriate.
This floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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