



107, Lancaster Gate,  
Hyde Park, W2

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

NAPIER WATT

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

## Terms

Leasehold : 999 years from 29 September 1981 ie 954 years

Ground Rent £ 120 per half year

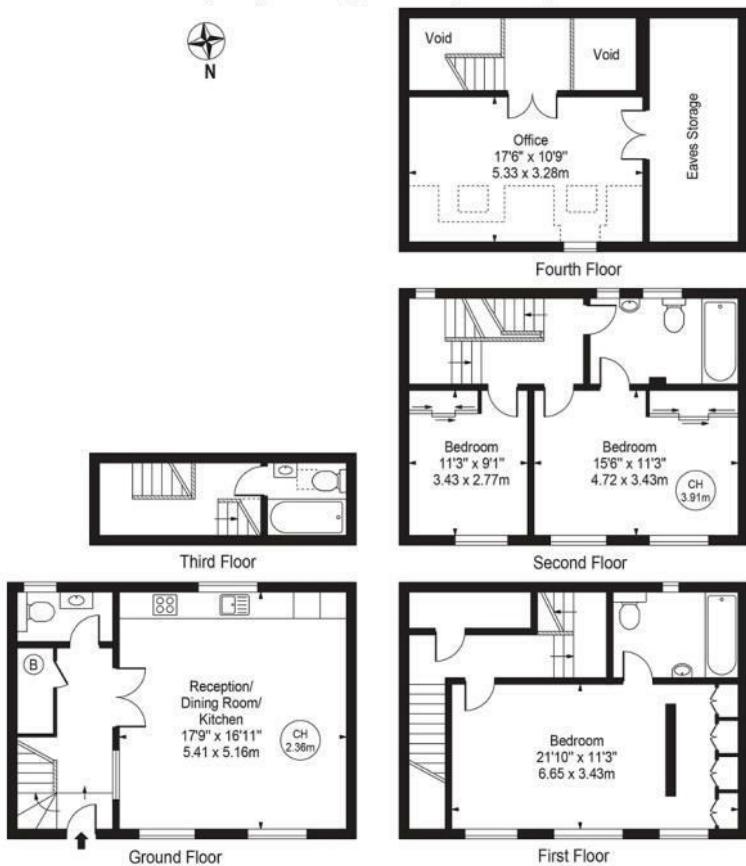
Service charge : £1,329 per half year per annum

Council Tax Westminster H EPC D

## Lancaster Gate

Approx. Total Internal Area 1809 Sq Ft - 168.06 Sq M  
(Including Eaves Storage, Restricted Height Area & Excluding Void)

Approx. Gross Internal Area 1644 Sq Ft - 152.73 Sq M  
(Excluding Eaves Storage, Restricted Height Area & Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**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.