



**RUSSELL
SIMPSON**

Magnificent two-bedroom first floor
flat moments away from Hyde Park

LANCASTER GATE
BAYSWATER W2

Lancaster Gate

£4,000,000

BEDROOMS 2	INTERNAL 2,513 SQ FT 233 SQM	OUTDOOR 75 SQ FT	COUNCIL Westminster City
BATHROOMS 3		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 977 YEARS	GROUND RENT —	SERVICE CHARGE £9,076 P/Y



The Property

Beautiful flat with a balcony in a Grade II listed white stucco townhouse in Bayswater



img 2

Mezzaine



Indoor Spaces

Stepping into the flat on the first floor, the entrance hall leads through to a spectacular reception room. This includes exceptionally high ceilings and full-length South facing windows that bring in light throughout the day. With its wooden floors and ornate fireplace, this is an elegant space, flowing through to a kitchen with an informal eating area.

img 1

Kitchen

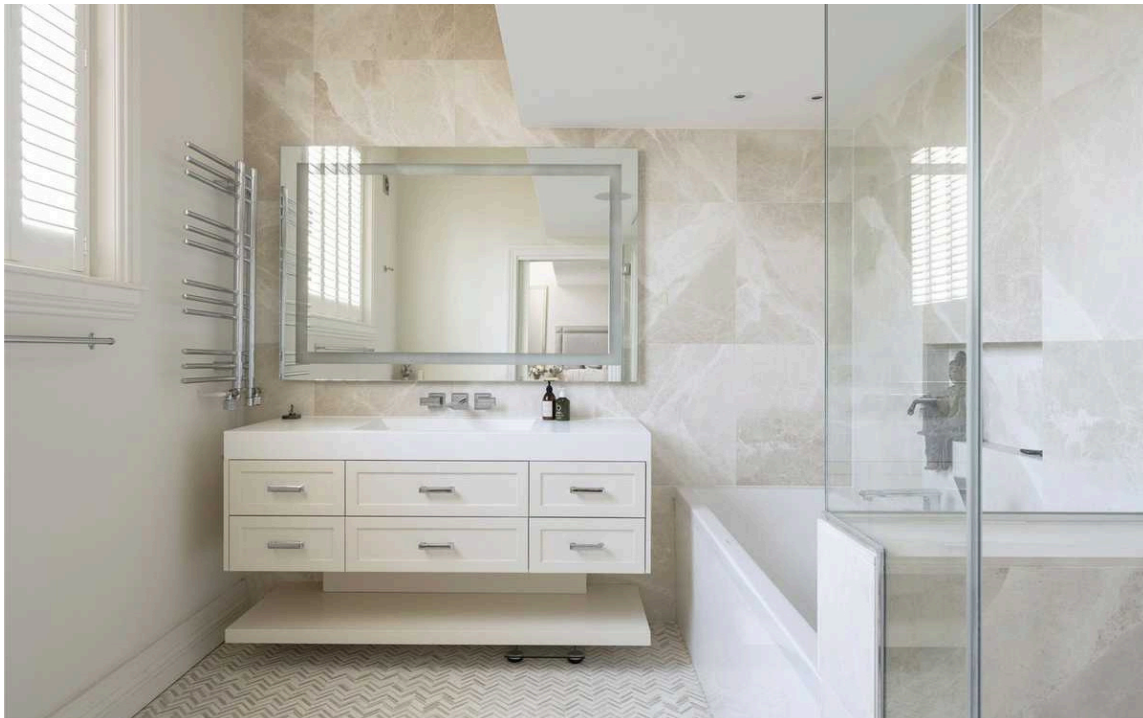




The Bedrooms

The other side of this floor features a principal bedroom with a dressing room and an ensuite bathroom with a bath. This floor also features a guest WC and storage space.

A staircase leads up to the mezzanine floor, with a study overlooking the reception room and a Juliet balcony. This floor also contains a bedroom with a dressing room and a principal bathroom.



The Design

The design of the flat blends modern and traditional detail to create calm and sophisticated interiors. They are presented in excellent condition.

Downstairs, on the first-floor half-landing, there is a gym or media room with a kitchenette, as well as a bathroom and a sauna.



img 1

Sauna



The Neighbourhood

Lancaster Gate was built in the mid-nineteenth century, one of the grandest Victorian housing developments in London. Its white stucco terraces are decorated with English Baroque details and Grade II listed. Today, the street runs parallel to the open spaces of Hyde Park. In addition, Lancaster Gate station is nearby, while Paddington Station is also a short walk away.



Lancaster Gate W2

Approximate area
2513 sq ft / 233.5 sq m

Including limited use area
(25 sq ft / 2.3 sq m)

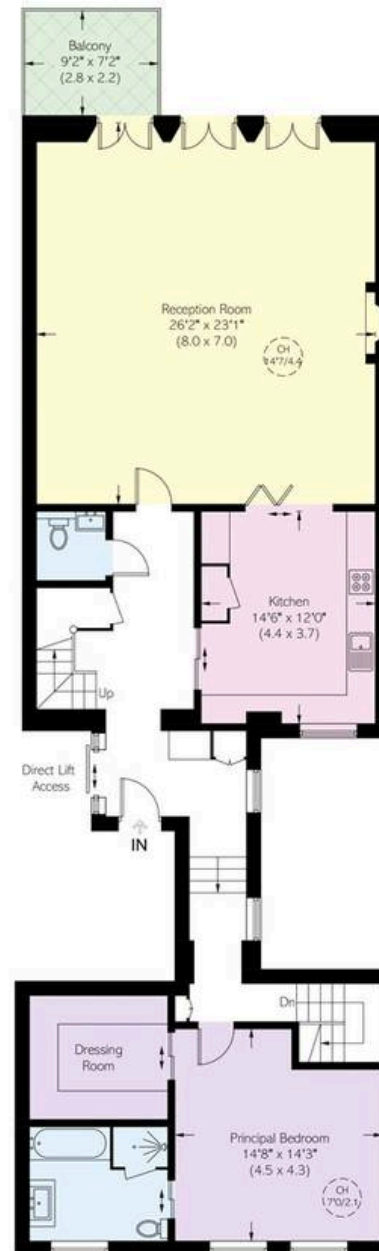
Approximate external area
75 sq ft / 7.0 sq m

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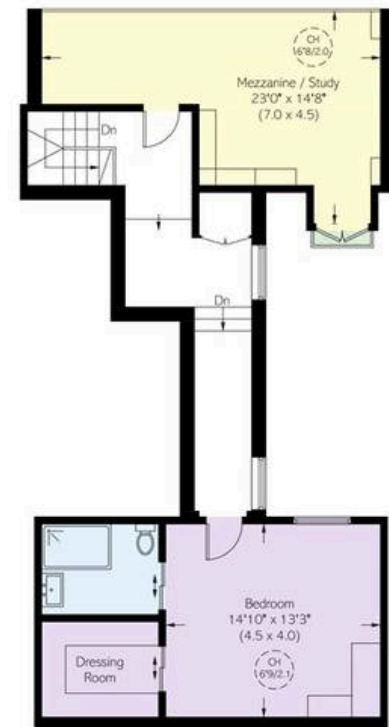
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



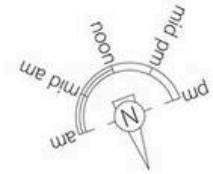
First Floor Half Landing



Second Floor



Mezzanine



□ = Reduced head height below 1.5m

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