

Lancaster Gate, W2 3NJ

Offers In Excess Of £750,000



A bright and modern two double bedroom apartment set on the fourth floor of a secure portered block with lift access on popular Lancaster Gate.

Extending to 722 sq ft, the apartment features wooden flooring throughout and comprises a spacious reception room with dining area, a fully fitted kitchen with electric stove, and a private balcony. Floor-to-ceiling windows flood the space with natural light.

Around the corner from Hyde Park, the property benefits from good transport links, with Lancaster Gate, Bayswater, and Paddington stations all within walking distance.

Leasehold 138 years remaining.

Disclaimer - Some images have been virtually staged to showcase the property's potential.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



FOURTH FLOOR
APPROXIMATE GROSS INTERNAL AREA
722 SQ FT / 67 SQ M

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		63	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	