

Lancaster Gate, W2 3NJ

Asking Price £725,000



Occupying the fourth floor of a secure, portered building with lift access, this two bedroom apartment enjoys one of Lancaster Gate's most desirable addresses.

The property comprises two double bedrooms, each fitted with built-in wardrobes, and a modern shower room. A dining area leads directly from the kitchen, ideal for relaxed everyday living or entertaining.

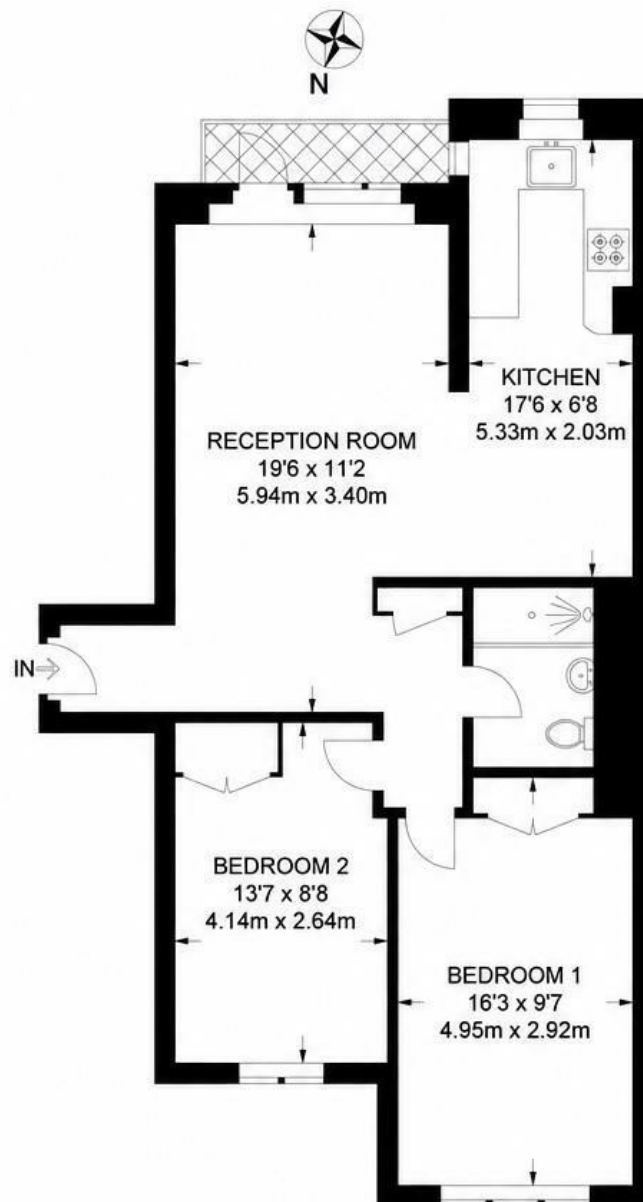
This sense of space carries through to the generous reception room, which opens onto a private balcony, offering a quiet spot for morning coffee or evening downtime.

Hyde Park sits moments away, and with Lancaster Gate, Bayswater, and Paddington stations all reachable on foot.

The wider neighbourhood adds further appeal as Heron Court places residents close to the boutiques, dining, and shops of the West End, while nearby Queensway continues to evolve through a multibillion-pound regeneration scheme transforming the area.

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

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