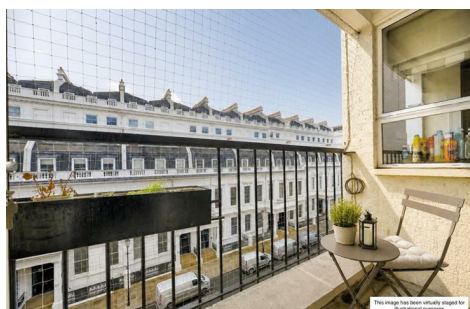


Lancaster Gate, W2 3NJ

Offers In Excess Of £700,000



Set on the fourth floor of a secure, portered building with lift access, this two bedroom apartment sits at one of Lancaster Gate's most sought-after addresses.

Inside are two double bedrooms, both with built-in wardrobes, alongside a modern shower room. The kitchen flows into a dining area that works equally well for quiet weeknights or hosting friends.

The generous reception room continues that easy sense of space and opens onto a private balcony. It makes a welcome spot for a morning coffee or winding down after work.

Hyde Park lies moments from the door, and Lancaster Gate, Bayswater, and Paddington stations are all a short walk away.

The setting adds to the appeal. Heron Court puts the boutiques, restaurants, and shops of the West End within easy reach, while neighbouring Queensway is being reshaped by a multibillion pound regeneration scheme.

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	