

## Gloucester Terrace, W2 3HB

£525,000



A well-located 2-bedroom lower ground floor apartment with its own private entrance, offering approximately 531 sqft (49 sqm) of floorspace.

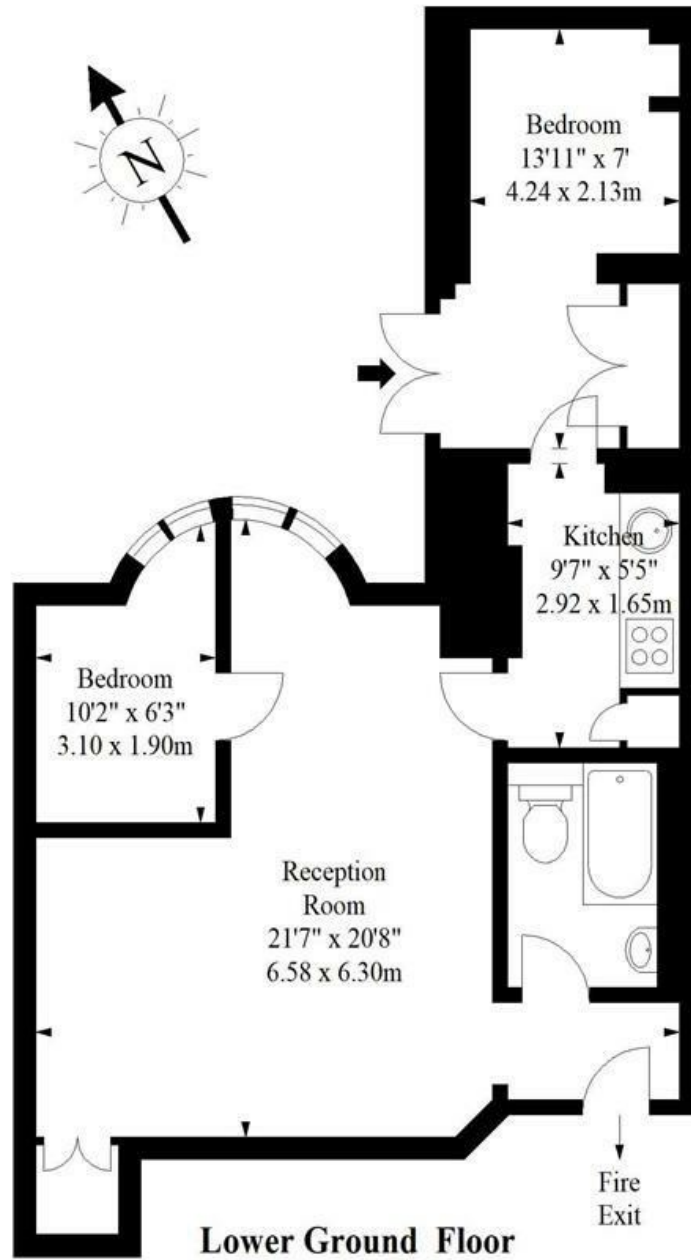
Just a 7-minute walk to Paddington and Lancaster Gate stations and 10 minutes to Hyde Park.

Surrounded by excellent amenities, making it a convenient and comfortable home or investment in a prime part of W2.

# Gloucester Terrace, W2

Approx. Gross Internal Area \*

531 Ft<sup>2</sup> - 49.33 M<sup>2</sup>



**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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