

Gloucester Terrace, W2 3DH

Guide Price £1,200,000



Stunning Three Bedroom Penthouse Apartment situated on the 5th floor of a Grade II listed building. This exceptional 3-bedroom penthouse apartment offers over 1,000 sq ft of living space.

Bathed in natural light through elegant skylights, the property features a spacious, airy reception room with a stunning roof window that creates a bright, welcoming atmosphere throughout.

The fully fitted kitchen showcases premium AEG appliances and modern conveniences, including a Quooker hot water tap.

The large master bedroom has a contemporary en suite bathroom with heated towel rail and wall-to-floor marble table tiles and ample built-in wardrobes.

Each of the two further bedrooms are of good size and benefit from en suite bath and shower rooms respectively, complete with a balcony (undemised) with exclusive use that provides outdoor space to enjoy.

The building is serviced by a lift that reaches the 4th floor, with one additional flight of stairs to access this apartment.

Close proximity to Lancaster Gate, Bayswater and Queensway Underground Stations, along with Paddington Station (Elizabeth Line, offering a direct link to Heathrow Airport).

GLOUCESTER TERRACE, W2

Approx. gross internal area 1053 Sq Ft. / 97.8 Sq M.

Approx. gross internal area 1080 Sq Ft. / 100.3 Sq M. Inc. Restricted Height



FIFTH FLOOR

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	

TENURE

966 YEARS REMAINING

SERVICE CHARGE BETWEEN £4,000 - £5,000 P.A.

GROUND RENT £100 P.A.