



Lancaster Gate, W2

For Sale

  
**Cavendish Rowe**  
W2 Specialists

722 Sq Ft  
(67 Sq M)

## LANCASTER GATE, W2

Guide Price £800,000

Measuring 722 sq ft, this spacious two-bedroom apartment is situated on the fourth floor of a portered building with a lift in Lancaster Gate, on the doorstep of Hyde Park and Kensington Gardens.

The property benefits from good transport links, with both Paddington and Lancaster Gate stations a short walk away.

The leasehold property comprises two double bedrooms and a generously sized reception area flooded with natural light, which opens onto a private balcony. A well-equipped separate kitchen and modern bathroom complete this attractive home.



### KEY FEATURES

- 2 x Double Bedrooms
- 4th floor
- Lift
- Private Balcony
- Portered Building
- Leasehold 150 years remaining
- On the doorstep of Hyde Park and Kensington Gardens

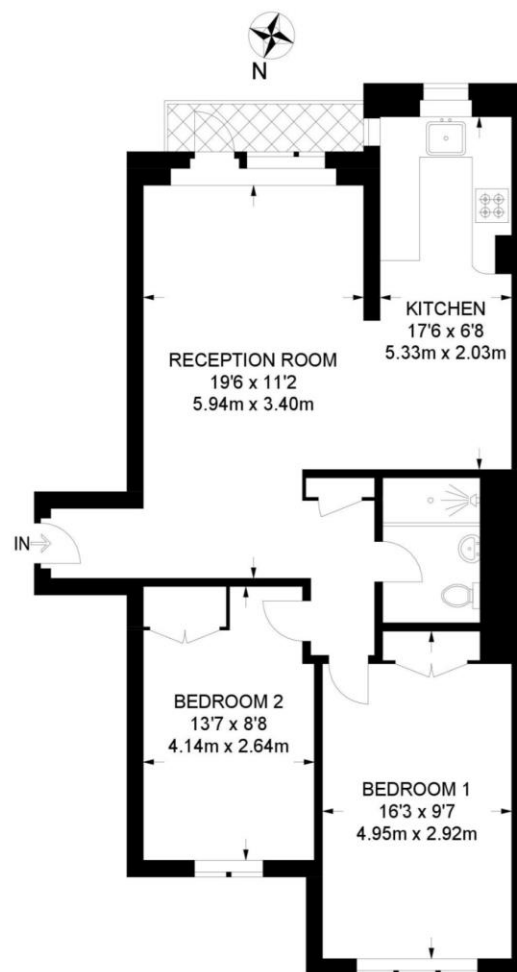






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# Floor Plan



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