



Viewings by appointment
0207 483 2611

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Lancaster Gate, W2 3NA

£4,800 *fees apply



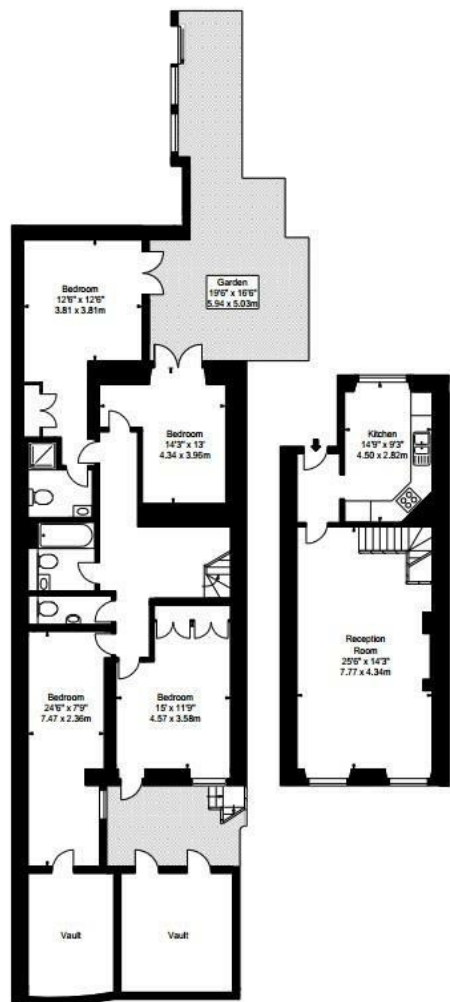
This extraordinary three bedroom, duplex apartment with private front and rear courtyards is situated within an impressive terrace in Lancaster Gate. This bright and airy apartment benefits from 18ft high ceilings, original cornicing, double volume reception room, four double bedrooms, two bathrooms (one en-suite), guest cloak room, modern fitted kitchen and generous storage space.

Lancaster Gate is located on this beautiful road neighbouring the famous Hyde Park and within a stroll from Marble Arch and Oxford Street for unparalleled shopping and restaurants.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.



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**FLAT 1
57 LANCASTER GATE
LONDON W2**

Lower Ground & Ground Floors

Approx Gross Internal Area*
1810 Sq Ft - 168.15 Sq M

BKR

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www.bkrfloorplans.co.uk
2010

* As Defined by RICS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale

- Three bedrooms
- Front and rear courtyards
- Original cornicing
- Next to Hyde Park
- Two bathrooms and further guest wc
- Parking
- Interior designed



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	74	77		71	73

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7-8 Regency Parade
London, NW3 5EG

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.