

# GLOUCESTER SQUARE, LONDON W2



# GLoucester Square, London W2

A stunning raised ground floor duplex apartment in a handsome Grade II Listed stucco building, arranged over 2,760 sqft and featuring it's own private street entrance, parking and access to two communal gardens.

The impressive 13ft high ceilings give an overwhelming sense of space and volume, particularly in the entrance hall, circular reception room, family room and principal bedroom. On the lower ground floor, there are two additional bedroom suites, outdoor patio, conservatory and balcony.

Further benefits of the property include off-street parking (13 year lease), air-conditioning and concierge at the main entrance of the building. Residents have access to both Hyde Park Square and Gloucester Square Communal Gardens. Gloucester Square is conveniently located close to Lancaster Gate Underground (Central Line) and Paddington Mainline (Network Rail and Heathrow Express) stations also within close proximity. Connaught Village and the open spaces of Hyde Park are also close by.

## ACCOMMODATION AND AMENITIES:

Private Street Entrance, Guest Cloakroom, Grand Circular Reception Room, Reception Room 2 / Family Room, Kitchen/Breakfast Room, Principal Bedroom suite with Bathroom (all with High Ceilings), 3 Further Bedrooms, 2 Further Bathrooms (Ensuite), Guest Cloakroom, Garage (13 years remaining on the lease), Air-conditioning, Abundance of Storage, Concierge, Access to Hyde Park Square & Gloucester Square Gardens.

**ASKING PRICE: £3,900,000 LEASEHOLD + Share of Freehold**

**LEASE:** Share of Freehold & 900+ Year Lease    **SERVICE CHARGE:** Approx £31,500 inc Sinking Fund, per annum











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Approximate Gross Internal Area = 3055 sq ft / 283.80 sq m  
(Including Garage/Vault)

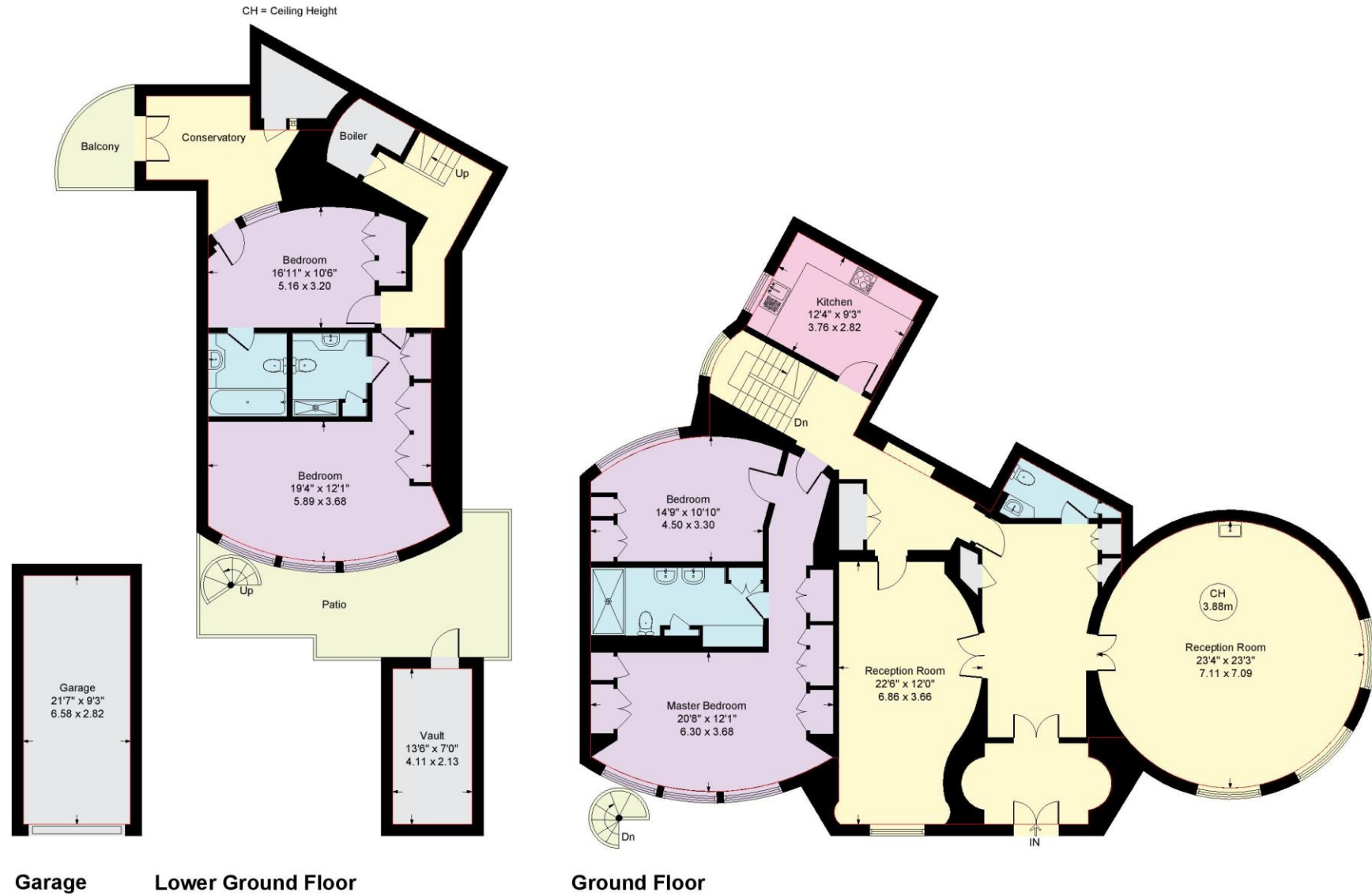


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID126)