

# Lancaster Gate

Notting Hill, W2







☐ = Reduce head height below 1.5m



## A spectacular two-bedroom flat situated within a stunning stucco-fronted building.

Situated on the second floor this elegant apartment has a stylish west-facing reception room flooded with natural light from three large windows looking over the square.

Benefitting from over 3m high ceilings the flat has superb proportions with a large principal bedroom featuring en-suite bathroom, a generous second bedroom and further shower room. There is also a charming terrace. The apartment further benefits from a porter and lift.

Lancaster Gate is located off Bayswater Road, within close proximity to Lancaster Gate underground station (Central line) and Paddington Station (Network Rail, Heathrow Express, Elizabeth Line). The wonderful green spaces of Hyde Park and Kensington Gardens are located very close by.

### Floorplans

**Gross internal area 1,059 sq ft (98.4 sq m)**  
For identification purposes only.

### General

**Tenure:** 999 years from 02.11.1996, plus a Share of the Freehold

**Local Authority:** City of Westminster

**Service Charge:** Approximately £10,000 pa

**Council Tax:** Band H

**EPC Rating:** C

**Parking:** Residents' permit

**Broadband:** Available

**Asking Price:** £1,950,000

### Notting Hill

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