



Gloucester Terrace, W2
£950,000, Share of Freehold

Anderson//Rose



Gloucester Terrace, W2

This is a fantastic opportunity to acquire a beautifully presented duplex apartment situated over the top two floors of a charming white stucco fronted grade II listed period conversion, in a sublime location.

The property has been finished to an excellent standard throughout, and comprises of a very large, bright and airy reception, dining and living room with impressive ceiling volumes, that leads onto a small balcony. And open plan modern kitchen with state of the art appliances. The second level consists of your sleeping accommodation with a good sized principle bedroom suite with plenty of wardrobes, a second bedroom which leads onto an amazing roof terrace, the family bathroom and a great sized eve space ideal for storage.

Gloucester Terrace is an attractive residential street that starts in Paddington and finishes at Lancaster Gate. The various amenities of Bayswater & Queensway are nearby with the famous Hyde Parks open green spaces and boating lakes literally at the top of the road. The nearest station is Paddington which provides a simple commute across the capital and country.

Ref PCL230185

£950,000
Share of Freehold



GLOUCESTER TERRACE

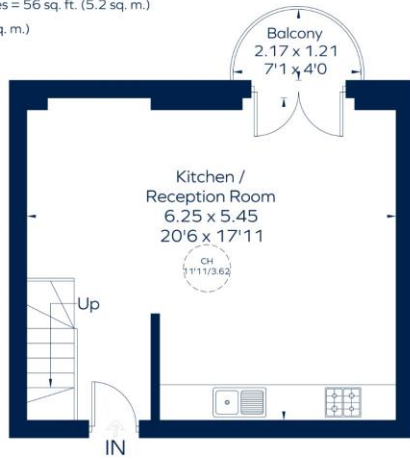
Approximate Gross Internal Area (excluding reduced headroom / eaves)

Third floor = 369 sq. ft. (34.3 sq. m.)

Fourth floor = 398 sq. ft. (37.0 sq. m.)

Reduced headroom / Eaves = 56 sq. ft. (5.2 sq. m.)

Total = 823 sq. ft. (76.5 sq. m.)

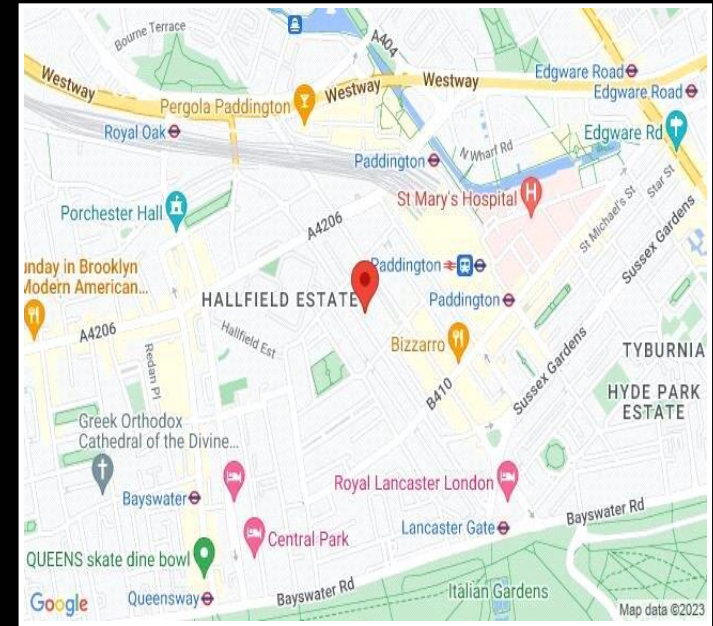


Third Floor



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 991846



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | 57 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.