

LANCASTER GATE, W2



WILFORDS  
LONDON

6 Holland Street, W8 4LT  
info@wilfords.com

020 7361 0400

wilfords.com



## LANCASTER GATE, W2

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION ROOMS | KITCHEN | LEASEHOLD | 1019 SQ FT | 94.7 SQ M

AA well presented third floor, two-bedroom apartment in a charming period building with roof terrace in the highly sought-after Lancaster Gate, W2.

The spacious reception room is perfect for entertaining, while the well-appointed kitchen offers modern appliances and ample storage.

Both bedrooms are generously sized, with the master bedroom benefiting from built in wardrobes. There is also a private roof terrace located off the second bedroom.

Lancaster Gate is moments from Hyde Park and within easy reach of Lancaster Gate and Paddington stations.



Approximate Gross Internal Area = 94.7sq m / 1019 sq ft



FIRST FLOOR

LANCASTER GATE, W2

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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