



THE LANCASTERS

LONDON W2

A SENSATIONAL THREE BEDROOM DUPLEX APARTMENT LOCATED ON THE SECOND FLOOR OF A GRADE II LISTED WHITE STUCCO FRONTED BUILDING ON LANCASTER GATE, LOCATED MOMENTS FROM THE OPEN SPACES OF HYDE PARK AND KENSINGTON GARDENS.



The apartment is beautifully presented in an excellent condition, comprising of a south facing reception room with spectacular 4.8m ceiling heights overlooking the landscaped private gated grounds and Hyde Park, modern fitted bespoke kitchen, master bedroom suite with floor to ceiling windows allowing excellent natural light and two dressing rooms, two further double bedroom suites, a study, cloakroom and utility room.

This magnificent apartment also benefits from a guest cloakroom with additional storage facilities in the hallway, walnut timber flooring, Spanish and Italian marble tiling, intricate period ceiling cornicing, floor to ceiling windows allowing excellent natural light and has under-floor and ceiling heating as well as comfort cooling throughout.

Set behind a white stucco fronted Grade II Listed period facade that dates to the mid 1850's and now known as "The Lancasters" was redeveloped by Minerva & Northacre in 2012 offering its own gated landscaped grounds overlooking Hyde Park with a private driveway and is looked after by a 24 hour concierge and valet parking service. The residents also enjoy plenty of facilities including a fully fitted gym, swimming pool, sauna and lounge.

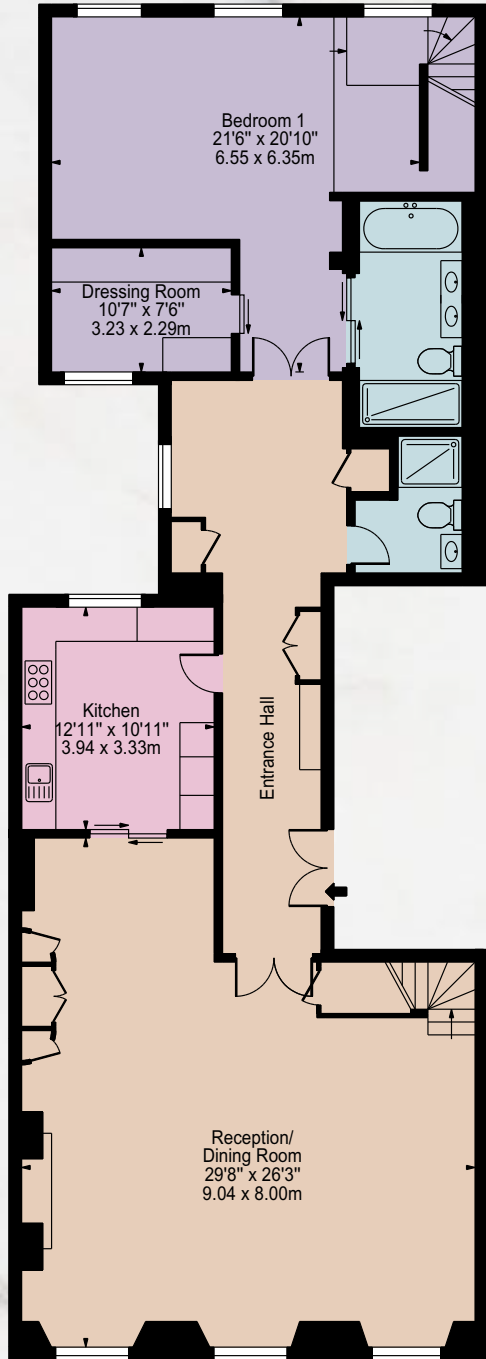




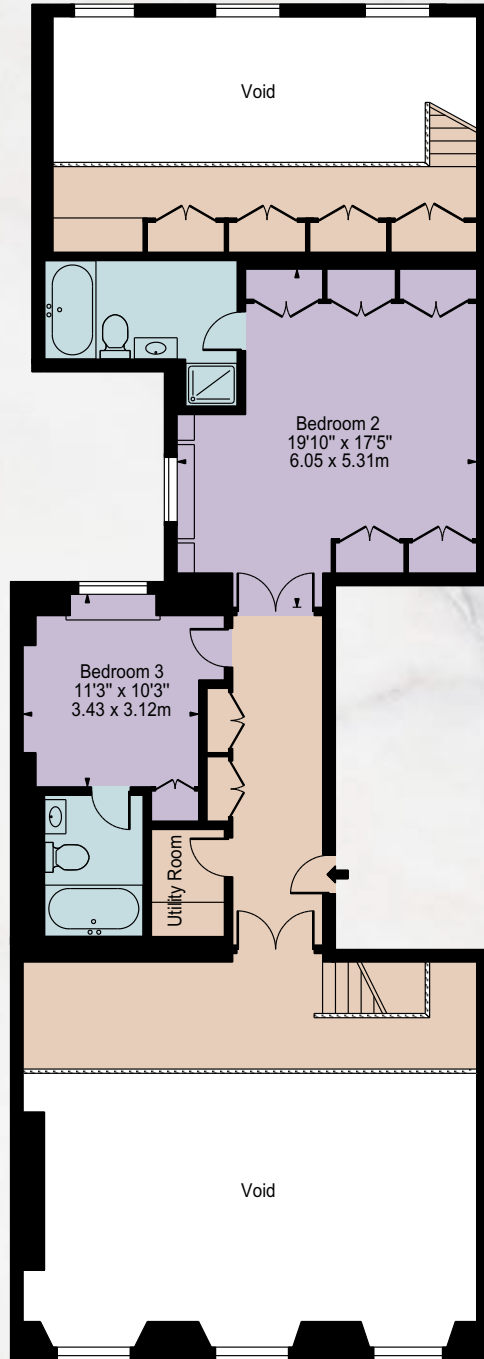
Neighbouring both Mayfair and Notting Hill, Lancaster Gate is ideally located to enjoy some of the best shopping and restaurant amenities the capital has to offer and the wonderful open spaces of Hyde Park and Kensington Gardens. Furthermore, transport links from Lancaster Gate (Central line) station and Paddington mainline (Network Rail, Heathrow Express) and underground (Hammersmith & City, Bakerloo, Circle and District lines) stations and the imminent arrival of Crossrail in 2018, offer faster journey times into the City and Canary Wharf whilst the Heathrow Express at Paddington Station is also a short taxi ride away.



GROSS INTERNAL
AREA (APPROX.)
2,716 SQ FT / 252.32 SQ M
EXCLUDING VOIDS



SECOND FLOOR



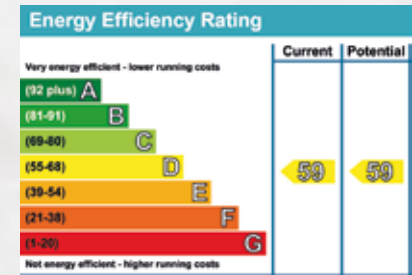
MEZZANINE

ACCOMMODATION & AMENITIES

Double Reception Room, Kitchen, Master Bedroom Suite, Two Further Bedrooms Suites, Study, Utility Room, 24hr Concierge, Swimming Pool, Gym and Spa, Parking Space

TERMS

Price on Application
Tenure: (Leasehold with Share in Freehold Company)



IMPORTANT NOTICE – Please read
For clarification, we wish to inform prospective purchasers that we have prepared these sale 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. 362154

Brochure, Photography and Floor plan by **capital group** 020 8671 5448

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