

Gloucester Square  
Lancaster Gate, W2

£1,535 per week

 2  2  Flat/Apartment

**HOMESITE**

# Stunning two-bedroom, two-bathroom apartment

## FULL DETAILS

Stunning two-bedroom, two-bathroom split-level apartment, with modern interior and superb design. The property has been recently refurbished to high standards, and offers on the ground floor a grand entrance hall, spacious living room and kitchen, and a guest W.C. The lower ground comprises of two large double bedrooms, both with en-suite bathrooms. The master bedroom also offers a walk-in wardrobe. Gloucester Square is only moments from Hyde Park, Lancaster Gate tube station (Central Line) & Paddington station (Elizabeth Line & Heathrow Airport Express).

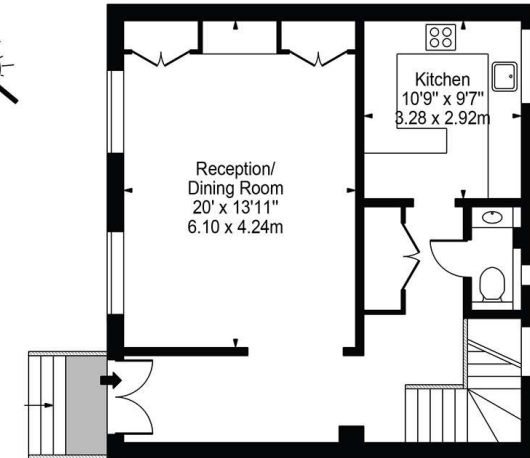
## PROPERTY FEATURES

- Two bedrooms
- Two bathrooms
- Newly refurbished
- Guest W.C.
- Split level
- Walk-in wardrobe
- Large reception room
- High ceilings
- Modern finish
- Westminster City council - Band G

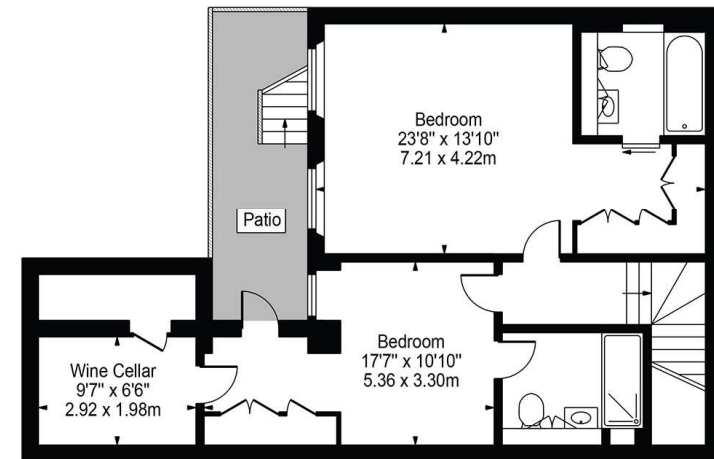
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79
EU Directive 2002/91/EC			

## Gloucester Square, W2

Approx. Gross Internal Area 1354 Sq Ft - 125.79 Sq M



Raised Ground Floor



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

\*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.