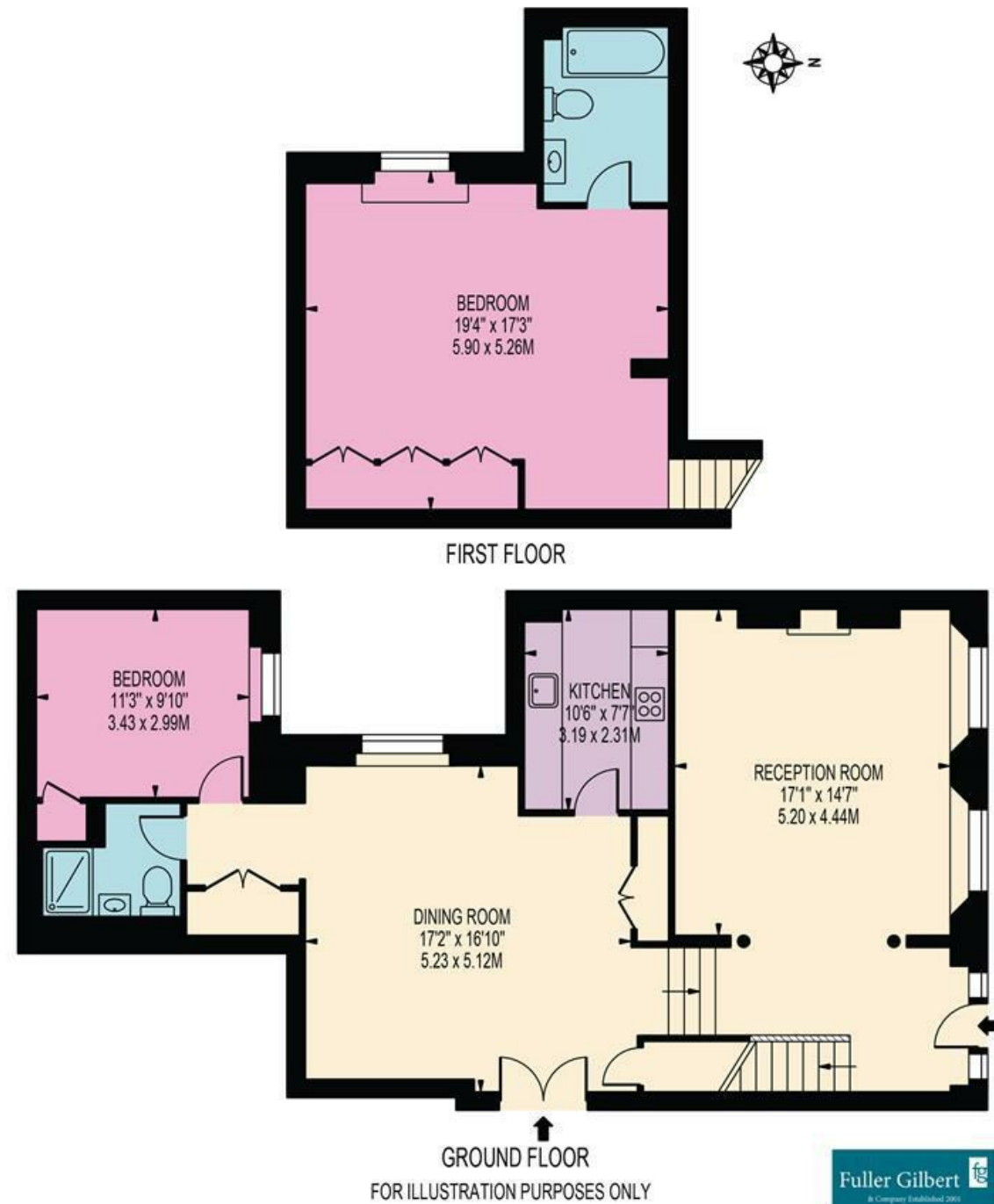


## THE LANCASTERS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1382 SQ FT - 128.39 SQ M



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.



**Apartment 78, 85 Lancaster Gate,  
Bayswater, W2 3NH**

**£7,150**

This stunning two bedroom ground floor apartment is located moments from Hyde Park situated in one of W2's most desirable address and benefits from its own private entrance. The development offers outstanding 24 hour service from a concierge team, valet parking and residents gym, spa and swimming pool.

- Two Double Bedrooms with En Suites
- Separate Kitchen
- Ground Floor Apartment with Private Entrance
- Residents Gym, Spa and Swimming Pool
- Lift
- Reception Room
- Dining Room
- 24 Hours Porter CCTV & Security
- Secure Underground Parking
- Luxury Development close to Hyde Park

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

020 7581 0154

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

**Location**

Ideally located opposite the open spaces of both Hyde Park this highly sought after development is ideally located for Lancaster Gate (Central line) and Paddington (Mainline and Heathrow Express) stations.



**Description**

This two bedroom apartment offers close to 1400 Sq Ft situated on the ground floor of this superb development. This particular apartment has the added benefit of having a private entrance comprising two double bedroom with en suites, reception room, dining room and a separate kitchen.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

