



THE LANCASTERS  
LONDON W2

savills



The Lancasters is a recent development set behind a white stucco fronted grade ii listed period façade that dates back to the mid-1850's and was once the largest terrace of its kind in Europe.

The property sits within 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. Furthermore, the convenient transport links at Lancaster Gate Underground station (Central line) allow excellent access to the City and West End whilst the Heathrow Express at Paddington Station is also a short taxi ride away. This particular apartment is presented in an excellent condition, with underfloor heating and comfort cooling throughout.



The formal reception faces south overlooking the gardens towards the park and takes advantage of the period architecture which allows superb 4.1m ceiling heights in the beautifully grand reception room. There are also more informal living spaces by way of the kitchen/dining room and second reception (currently used as a more relaxed media/reading room) which both open onto the private secluded paved terrace. The master bedroom occupies the entire mezzanine floor and has a walk-through dressing room with both a bath and shower room. There are two guest double bedroom suites, a study, cloakroom and utility room. If required, the second reception room could also be used as a fourth bedroom as there is an additional bathroom off the study. The apartment comes with one designated underground parking space however, a further space is available by separate negotiation if required.

#### Accommodation & Amenities

Formal reception room • Informal reception room/  
bedroom 4 • Kitchen/dining room • Master  
bedroom suite • Two further guest bedroom suites •  
Study • Cloakroom • Utility room • Paved  
private terrace • 24 hour concierge • Designated  
underground parking space • Gymnasium •  
Swimming pool • EPC Rating E



## TERMS

The Apartment:

Asking price: £5,950,000

Tenure: Leasehold 999 years from 1st January 2011 with a Share in the Company owning the Freehold

Service charge: TBC

Ground rent: TBC

Additional Parking Space:

Asking price: £150,000

Tenure: Leasehold 999 years from 1st January 2011

Service charge: TBC

Ground rent: TBC



APPROXIMATE GROSS INTERNAL AREA

252 sq m | 2,714 sq ft including estimated areas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47   E	54   E
21-38	F		
1-20	G		



Viewing: Strictly by appointment with Savills.

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