



## A FABULOUS WELL-PROPORTIONED THREE BEDROOM APARTMENT

GLOUCESTER PLACE, LONDON, W1U

Guide Price £1,150,000 – Leasehold approximately 994 years remaining

savills



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Open-plan kitchen/reception room • Master bedroom with en suite shower room • Two further bedrooms • Further shower room • Third floor Service charge approximately £2,957.88 Ground rent approximately £750 pa • EPC = C

## Location

Gloucester Place is surrounded by a good selection of amenities including the world class shops and restaurants of Portman Village, Marylebone Village and the West End, together with the greenery of Hyde Park and Regent's Park.

The transport links are excellent from nearby Baker Street (approximately 0.2 miles), Edgware Road (approximately 0.4 miles) and Marble Arch (approximately 0.7 miles) underground stations, Marylebone (approximately 0.4 miles) and Paddington (approximately 1 mile) train stations, and access to the West and Heathrow via the A40.

## Description

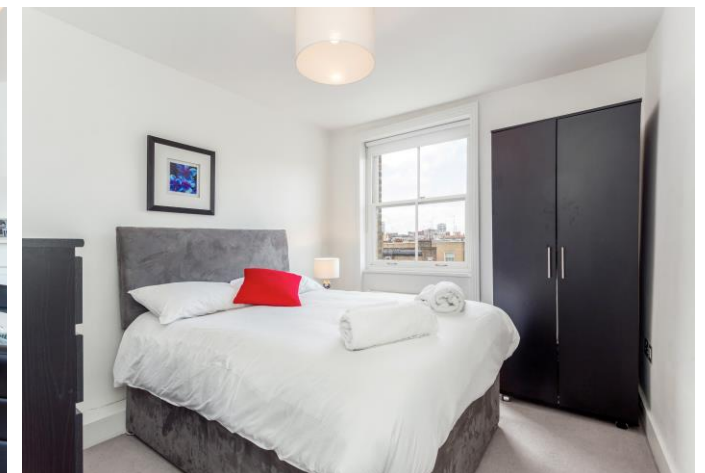
This third floor apartment boasts an open-plan kitchen/reception room, master bedroom with en suite shower room, two further bedrooms and further shower room. Situated in this attractive building, the apartment benefits from well-proportioned accommodation and a wealth of natural light.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

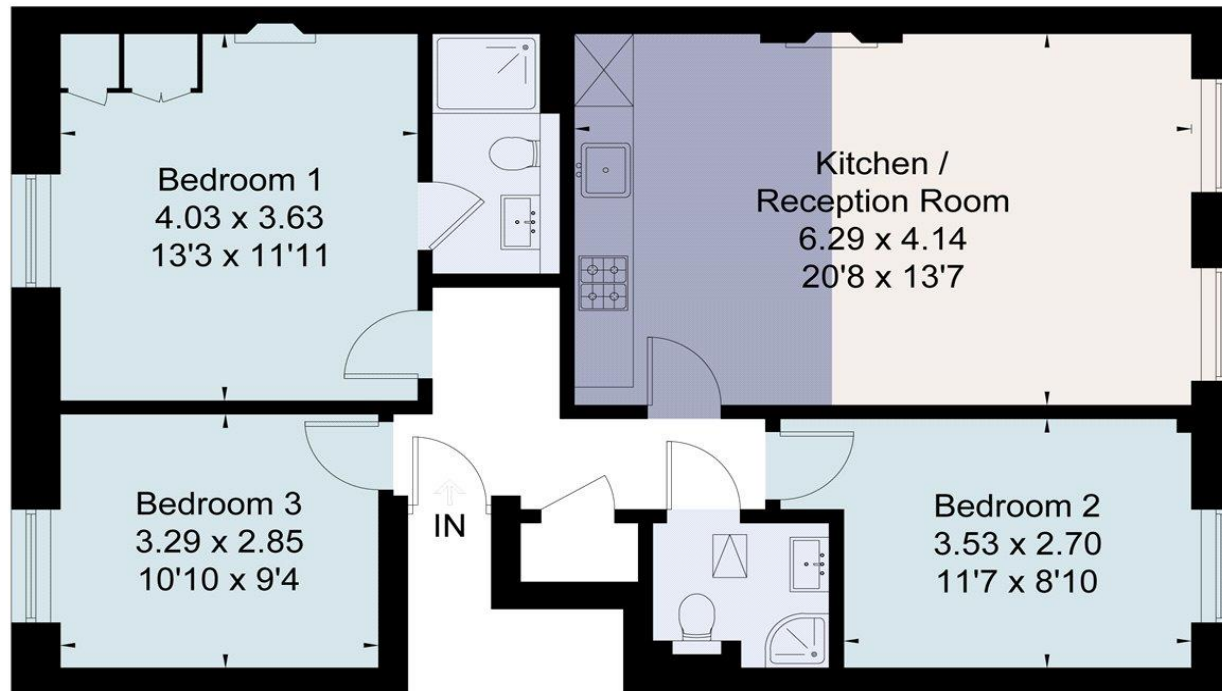
Strictly by appointment with Savills.







Approximate Area = 78.8 sq m / 848 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
For identification only. Not to scale.  
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## Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(95-100)	A	74	80	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-28)	F			
(1-18)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		