

# GLOUCESTER SQUARE, CONNAUGHT VILLAGE W2







ACCOMMODATION

- ♦ Open-plan reception/ kitchen/dining room
- ♦ Drawing room/dining room
- ♦ 6 bedrooms with en suite bath/shower rooms
- ♦ Utility room
- ♦ Guest cloakroom
- ♦ Two balconies
- ♦ Garage and underground parking
- ♦ Direct access to private residents' garden square

TERMS

- ♦ Guide price: £5,750,000
- ♦ Tenure: Leasehold plus Share of Freehold
- ♦ EPC: D
- ♦ Service charge approximately £5,000pa



LOCATION

This wonderful home is set on a pretty garden square, close to the green expanses of Hyde Park. Gloucester Square is situated in the heart of Connaught Village, which offers a wonderful selection of restaurants and boutique shops, as well as the world class amenities of neighbouring Mayfair and Marylebone.

The transport links are excellent from nearby Lancaster Gate (0.3mils) and Paddington (0.5 miles) underground train stations, and London Paddington train station (0.3 miles).

Please note all distances are approximate.



DESCRIPTION

This beautifully presented family home is situated across six floors with approximately 4,150 sq ft of superb accommodation. Featuring stunning large windows, a wealth of natural light throughout, wonderful high ceilings and generous room proportions this elegant home is in excellent condition. There is superb entertaining space with an open-plan reception/kitchen/dining room on the ground floor, and a formal first floor drawing and dining room, both of which offer fabulous garden views. The principal bedroom suite occupies the second floor and includes a dressing room and luxurious bathroom with separate bath and shower, double sinks and built in TV. There are five further bedrooms with en suite bath/shower rooms, a utility room, guest cloakroom and excellent storage space. The residents' only garden square can also be privately accessed via the ground floor to the rear of the house, and there are an additional two balconies from the formal reception room and principle bedroom providing superb outside space. The house further benefits from the rarity of a garage and underground parking in this central London location.





# GLOUCESTER SQUARE, W2

Gross internal area (approx.)

386 Sq M (4150 Sq ft) including under 1.5m, under eaves and storage

371 Sq M (3993 Sq ft) excluding under 1.5m, under eaves and storage

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