



A beautifully presented two-bedroom duplex apartment located in Connaught Village.

Gloucester Square, Bayswater, London, W2

Guide Price: £2,500,000
Share of Freehold (Lease Expiry December 3003)



Reception room • Kitchen with Miele appliances • Guest WC • Two bedrooms with en-suites • Built in wardrobes in principal bedroom • Bespoke joinery • High ceilings • Vault storage • Resident porter • Access to 2 communal gardens

Local Information

Set within a portered building that occupies the corner of Gloucester Square & Hyde Park and with access to both communal garden squares, the apartment has its own entrance.

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 (0.3miles) and Paddington (0.5 miles) underground train stations, and London Paddington train station (0.3 miles).

About this property

A beautifully presented two-bedroom duplex apartment, with concierge and it's own front door.

The property features a reception room, kitchen, ground floor guest WC, two-bedroom suites, patio area, vault storage and resident porter.

Entering on the ground floor, the bright reception room has bespoke joinery with feature shelf lighting and fabulous ceiling heights throughout. Leading through the entrance hall with the guest WC on the right, further leading round to the kitchen which has been fully integrated with top of the range Miele appliances, bright sash window and cupboards with underlighting.

The lower ground floor comprises the two-bedroom suites with the principal bedroom having a designated dressing area with bespoke bronze trimmed joinery and an en-suite bathroom. The second bedroom also has built in wardrobes which leads to a vault storage and opens onto a wonderful patio area with access to two further vaults.

Tenure

Share of Freehold (Lease Expiry December 3003)

Local Authority and Council Tax

City Of Westminster: Band = G

Ground Rent and Service Charge

£0 per annum (reviewed annually)

£15,000 per annum (reviewed annually)

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.





Gloucester Square, Bayswater, London, W2
Gross Internal Area 1340 sq ft, 124.5 m²

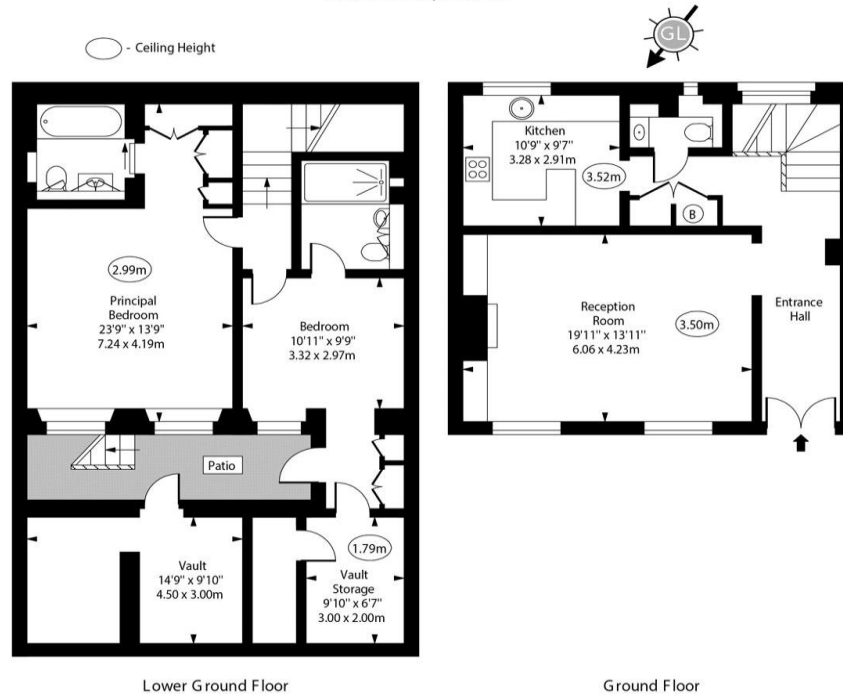


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Gloucester Square, W2



Approx Gross Internal Area 1340 Sq Ft - 124.49 Sq M
(Including Vault Storage & Boiler Room)
(Excluding External Vault)
Vault Area 145 Sq Ft - 13.47 Sq M

For Illustration Purposes Only - Not To Scale
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