



A BEAUTIFULLY DESIGNED TWO BEDROOM FLAT IN BAYSWATER

GLOUCESTER TERRACE, LONDON, W2

Furnished, £750 pw (£3,250 pcm) + fees and other charges apply.*

Available from 03/10/2019



A BEAUTIFULLY DESIGNED TWO BEDROOM FLAT IN BAYSWATER

GLOUCESTER TERRACE, LONDON, W2

£750 pw (£3,250 pcm) Furnished

- Two double bedrooms • Beautiful shower room
- Superb reception room with bay window
- Separate fitted kitchen • Two balconies
- Furnished • EPC Rating = D • Council Tax = E

Situation

This flat is very conveniently positioned for Paddington Station (Heathrow Express, mainline and Underground services) and 0.4 miles from Lancaster Gate Underground (Central Line).

Description

Meticulous design, detailing and construction have been the hallmarks of an extensive refurbishment of this first floor flat. The original reception room, with a ceiling height of 12 feet 8" (3.85m), is beautifully restored. Non-original floors, walls and suspended ceilings have been removed and the whole totally renewed. There is underfloor heating throughout finished with engineered Oak floor and carpets in the bedrooms.

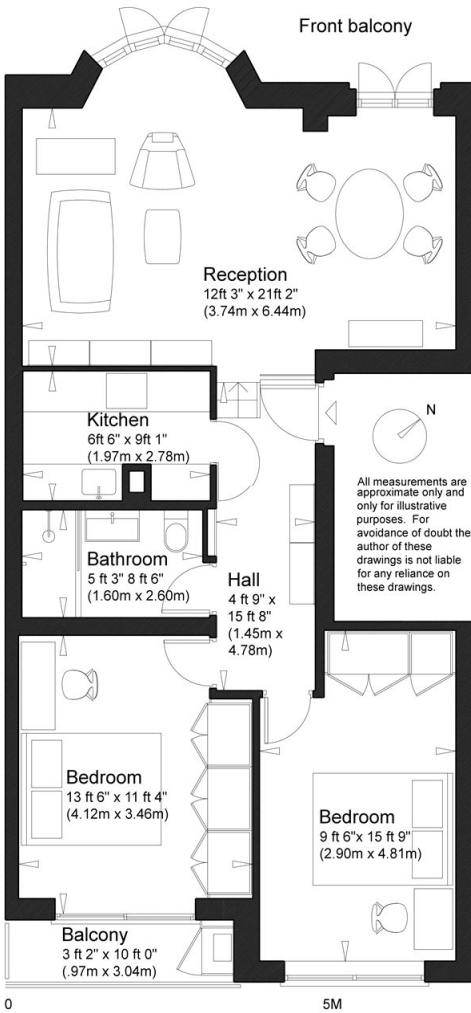
The ceilings in the hall, kitchen, bathroom and bedrooms are all raised to their maximum height of 8 foot 2" (2.50m) to bring in natural daylight to the central spaces. The result is a wonderful front-to-back flow and lightness to the flat. The fully integrated Bulthaup kitchen is carefully designed to optimise space and is fully equipped with Siemens appliances. The bathroom, decorated with ceramic tiles by artist Kho Liang, has a walk-in shower with simple on/off functions.

Both bedrooms have built-in cupboards with flexible systems to enable either hanging or shelving. All lighting is new and feature LED lights by Modular and Davide Groppi. The furnishings are a fine balance of modern furniture and lights, paired with Chinese antiques, Victorian dining table and chairs, original paintings and photography.



GLOUCESTER TERRACE, W2

Approximate gross internal area
755 Sq Ft / 72.0m Sq M



FIRST FLOOR PLAN

FLOORPLANS

Gross internal area: 755 sq ft, 70.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190812LRNO

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Notting Hill Lettings
 Bianca Boyce Zuccotto
 bianca.zuccotto@savills.com
 +44 (0) 203 430 6612

savills.co.uk