



A generously proportioned four bedroom apartment,  
moments from Hyde Park.

**Barrie House, Lancaster Gate, London, W2**

£1,400,000 Leasehold (131 years remaining)



Lateral apartment • Generous proportions • Close to local amenities • High ceilings • Opposite Hyde Park

#### About this property

This property is situated on the ground floor of a well maintained portered apartment block opposite Hyde Park and offers great lateral space.

From its own private entrance you arrive into a spacious and bright open plan living and reception room. This space boasts high ceilings and is perfect for entertaining. Off the reception room there is a fully fitted kitchen, family bathroom and three bedrooms.

On the other side of the property there is the principal bedroom, which benefits from a Southerly aspect window and includes a small dressing area and a large en suite bathroom.

There is also scope with this property due to the large lateral space to re configure it to your needs, STPP.

#### Local Information

Located in Lancaster Gate, Barrie house is a prestigious block enjoying a fantastic position opposite Hyde Park. Lancaster Gate itself offers excellent transport links (Central line) and Paddington Station (Heathrow Express, Hammersmith & City and Circle lines) is only approximately 0.5 miles away. The boutiques and restaurants that Westbourne Grove and High Street Kensington have to offer are also only a short distance away.

#### Tenure

Leasehold (131 years remaining)

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

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Barrie House, Lancaster Gate, London, W2  
Gross Internal Area 1436 sq ft, 130.1 m²

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Barrie House,  
Lancaster Gate, W2  
Gross internal area (approx) 133.40 sq m / 1436 sq ft




Key :  
CH - Ceiling Height



Ground Floor

For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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