



A superbly located three double bedroom flat, which is ideally located for both transport, as well as Hyde Park.

**Maitland Court, Lancaster Terrace, London, W2**

£1,575,000 Share of Freehold





- Lateral living accommodation • Fantastic natural light • Three double bedrooms • Share of Freehold • Ideally located next to Hyde Park

#### About this property

This beautifully presented three bedroom property is situated on the ground floor of an attractive apartment building, moments from Hyde Park.

The flat has a large reception room, as well as a separate kitchen, three double bedrooms with two benefiting from fitted storage and there are two modern bathrooms, one of which is en suite. There is excellent storage throughout, wooden flooring and natural light.

The property also benefits from a porter.

#### Local Information

Located within 200 meters of Lancaster Gate Underground station (Central line) and 400m from Bayswater Underground station (Circle and District lines), the apartment offers unrivaled transport links in to the West End as well as the City. Hyde park is also located within 200 meters.

#### Tenure

Share of Freehold

#### Local Authority

Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

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

Telephone: +44 (0) 207 727 5750.







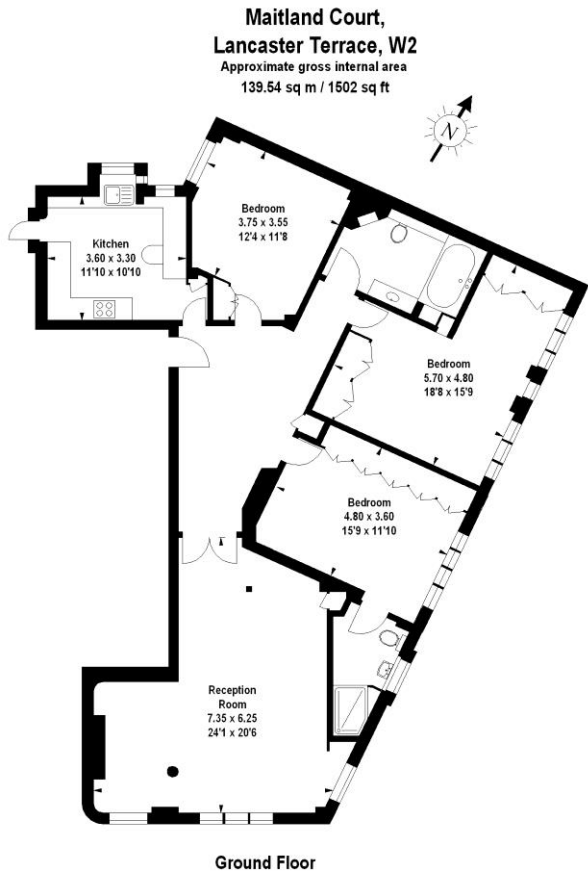
Maitland Court, Lancaster Terrace, London, W2  
Gross Internal Area 1500 sq ft, 139.4 m²



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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	61	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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