

**The Lancasters, Lancaster Gate / Hyde Park, London W2 3NH**  
**2 bedroom / 2 bathroom duplex apartment**  
**£3,175,000**



- Luxurious 2 bedroom / 2 bathroom duplex apartment
- Restored stucco-fronted Grade II listed 19<sup>th</sup> century building
- Valet parking & private underground car parking
- Beautiful communal gardens
- 24-hour concierge, intruder alarm protection, CCTV & entry-phone systems
- Fully equipped gymnasium with a spa, swimming pool, steam and treatment rooms
- Fantastic Central London location opposite Hyde Park
- Finest contemporary design around original architecture
- Underfloor and ceiling heating, comfort cooling system, whole house ventilation
- Feature lighting and wiring for sound throughout & sound surround
- Fully fitted kitchen with Miele appliances

***Properties Actually Limited***

113 Shirland Road

Maida Vale

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Member of





A truly unique luxurious apartment set on the ground floor of one of the most highly sought after residential developments located in the heart of London, close to all transport and shopping facilities, restaurants and recreational areas. To the south of the development lies the beautiful Kensington Gardens in Hyde Park and beyond that Knightsbridge and Chelsea with art galleries and musical venues. To the east are Lancaster Gate and Mayfair with an array shops, restaurants and bars within easy reach. To the west lie Bayswater, Notting Hill and Portobello. To the north of the development is Paddington.

The Lancasters was originally a parade of magnificent, stucco-fronted Grade II listed houses with grand portico entrances, decorative bottle balustrades, cornices and window surrounds dating from the mid-19<sup>th</sup> century, an architectural treasure, restored now around the original architecture and features by Northacre plc, Minerva plc and Nilsson Architects and has the finest contemporary interior design with high specifications by Intarya. It is a very secure portered development with intruder alarm protection, CCTV & entry-phone systems, valet parking, and secure underground car parking. The development boasts beautiful communal gardens, fully equipped gymnasium with a luxurious spa, swimming pool, steam and treatment rooms.

The apartment is set over two floors and it comprises a bright living room with a very high ceiling and walnut timber flooring, fully fitted separate kitchen with latest Miele appliances and granite worktop, reception/dining area with marble tiled flooring, a large master bedroom with a large Italian-designed fitted wardrobe, an en suite bathroom/WC, a second double bedroom with a fitted wardrobe, and a family bathroom/WC.

The property is in immaculate condition and boasts an impressive contemporary interior design while retaining original features, including moulded cornices, open fireplace, sash windows. The apartment is wired for sound throughout and surround sound in the living room, it also has feature lighting and a comfort cooling system operated by a control panel in each room, whole house ventilation, electric underfloor and ceiling heating. The bathrooms have chromium brassware by Fantini & Spanish & Italian marble tiles.

The property is offered for sale with a long lease of 994 years remaining and a private underground car parking space, and is available with no upper chain.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)

THE LANCASTERS, LANCASTER GATE, LONDON W2 3NH  
TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MEZZANINE FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)





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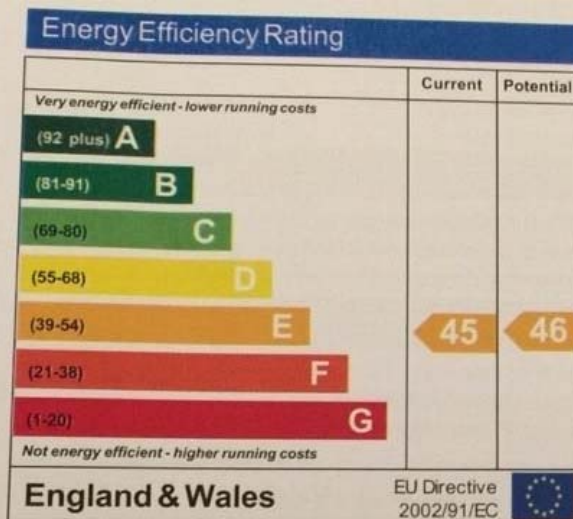
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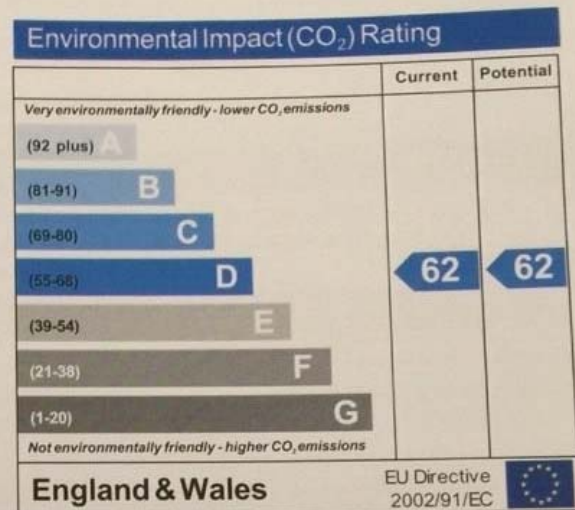
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the Rating the less impact it has on the environment.

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