



## **RUSSELL SIMPSON**

Spacious and stylish lateral flat  
within walking distance of  
Kensington Gardens

LANCASTER CLOSE  
BAYSWATER W2

Lancaster Close

£1,875,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,136 <small>SQ FT</small></div> <div>105 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>Westminster City</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>959 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£7,713 <small>P/Y</small></div>

# The Property

The flat is designed in a modern and minimal style. This not only suits the Art Deco building, but also maximises the sense of light and space.

Three bedroom flat with beautiful views in an Art Deco apartment building close to Queensway Station



img 2

Kitchen



## Indoor Spaces

Entering the flat on the eighth floor, a long corridor connects the main rooms of the property. At the far end is a double reception room with enough space for separate dining and seating areas. Wide windows ensure the room is well-lit and give beautiful views over the London rooftops. Opposite the reception room is a fitted kitchen.



# The Bedrooms

The property also contains three bedrooms. The principal bedroom has an ensuite bathroom with a bath. The other two bedrooms share a second bathroom, while a utility room completes the layout.

img 1

Principal Bedroom

img 2

Ensuite Bathroom





## Lancaster Close

Lancaster Close is an impressive apartment block built in the 1930s. It was designed by the architects Wimperis, Simpson & Guthrie, who also rebuilt Fortnum & Mason in 1923. Today, the building offers both a porter and a lift, as well a bicycle storage.

---

img 1

Easterly Views

img 2

Views





## The Neighbourhood

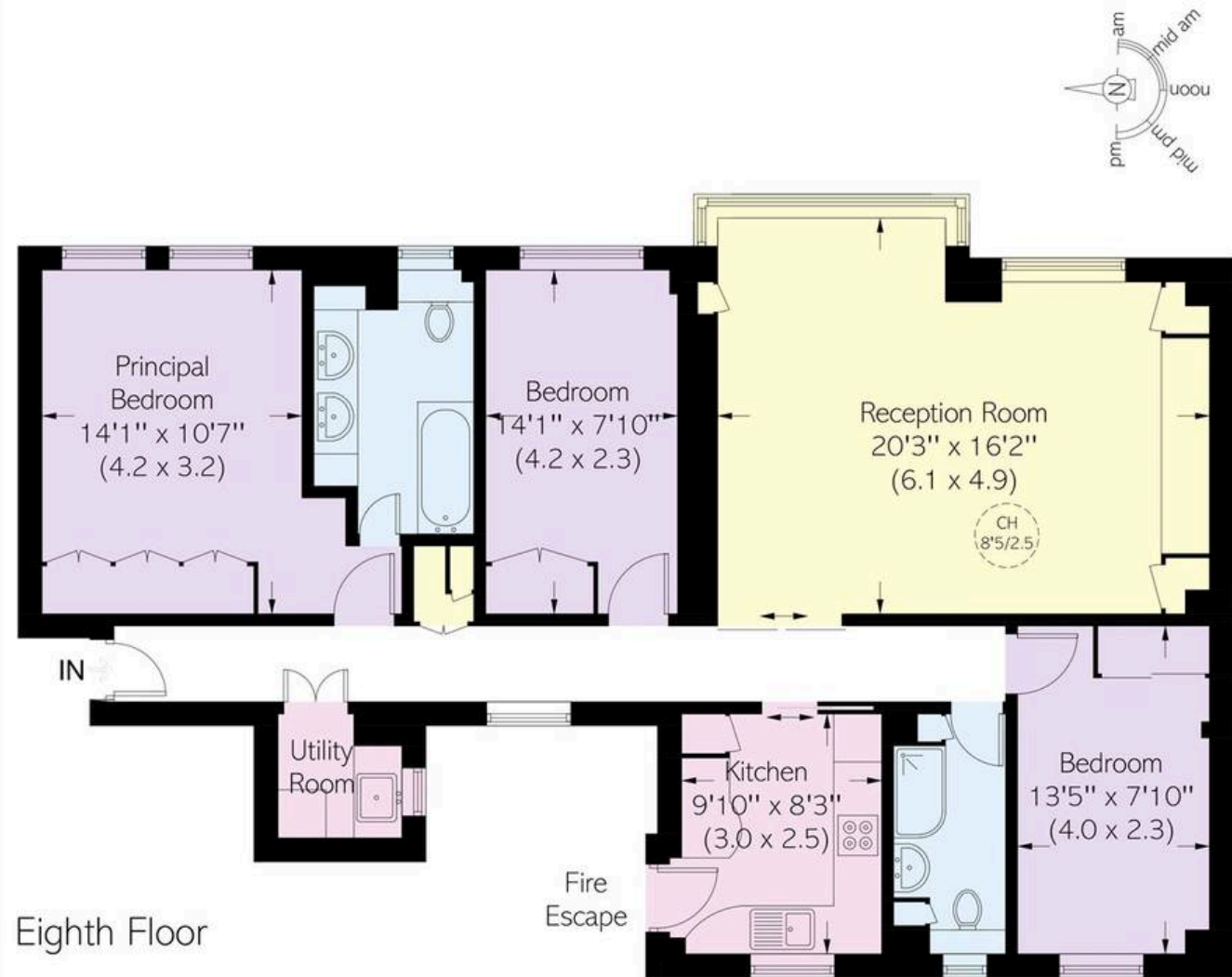
St Petersburg Place is a picturesque street with a mix of Modern, Victorian and Regency architecture. From here, Queensway and Bayswater stations are both close, and the area is also well-served by buses. In addition, the many restaurants and shops of the Notting Hill area are within easy reach. Finally, the open spaces of Kensington Gardens and Hyde Park are a short walk away.

## Lancaster Close, W2

**Approximate area**  
105.5 sq m / 1136 sq ft

**Including limited use area**  
(2.5 sq m / 27 sq ft)

**RUSSELL  
SIMPSON**



This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.

**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)