



## **RUSSELL SIMPSON**

Superlative three-bedroom flat overlooking Hyde Park to rent in a prestigious development with gym, pool and parking

LANCASTER GATE  
BAYSWATER W2

# Lancaster Gate

£3,750 P/W

BEDROOMS 3	INTERNAL 2,747 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 4	255 <small>SQM</small>	EPC D	COUNCIL TAX Westminster City, H



## The Property

Glorious duplex flat with lofty living spaces in a Grade II listed white stucco terrace near Lancaster Gate station

Entering the flat on the first floor, the front hall leads through to a generous reception room. The room boasts exceptionally high ceilings, with full-length south-facing French windows overlooking Hyde Park. As well as space for separate dining and seating areas, sliding doors flow through to a convenient fitted kitchen. Meanwhile, moulded ceilings, wooden floors and an ornate mantelpiece add to the sense of splendour.





## The Bedrooms

The other side of the flat features a principal bedroom suite with bedroom, dressing room and bathroom containing both shower and bath. The room also has French doors opening onto a rear terrace, its own exceptionally high ceilings, and stairs leading up to mezzanine storage. A second bathroom completes this floor. The second floor offers two more bedrooms, both with ensuite bathrooms. It also offers a study on a mezzanine overlooking the reception room, and further storage space. The flat has been decorated in an opulent fashion that suits the historic setting. It is presented in excellent condition, with air conditioning and underfloor heating throughout.





## The Neighbourhood

This flat offers a south-facing front balcony with views of Hyde Park, as well as a rear terrace with enough space for outdoor seating. The Lancasters was originally a terrace of 15 stucco-fronted Grade II listed houses from the mid-nineteenth century built in a grand style. It was redeveloped into 77 apartments of exceptional quality overlooking Hyde Park. As well as lifts and a concierge service, residents have access to a gym, swimming pool and underground parking.

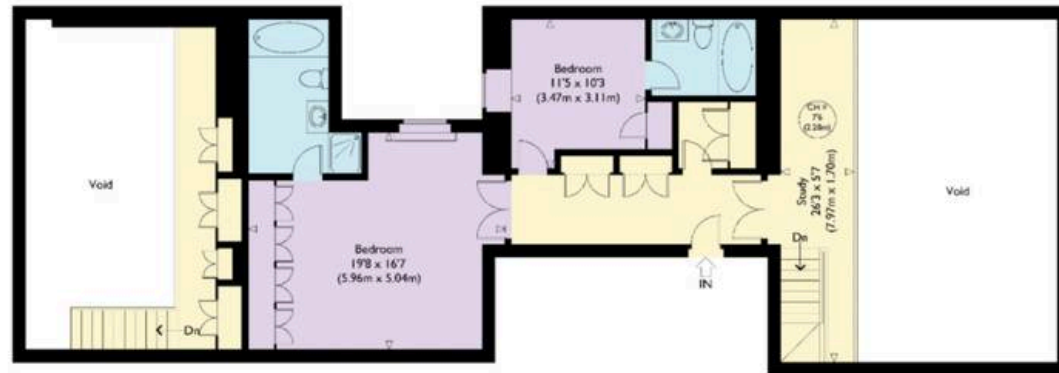
From here, the open spaces of Hyde Park are moments away. Furthermore, Lancaster Gate station is nearby, while Paddington station is also a short walk away.

# The Lancasters, W2

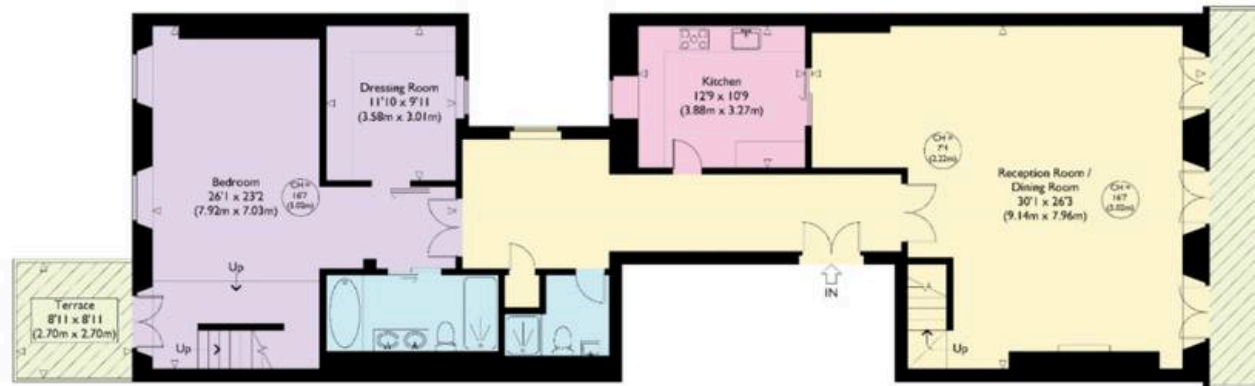
**Approx Gross Internal Area**  
2,747 sq ft / 255.2 sq m  
(Excluding Void)

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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.



SECOND FLOOR



FIRST FLOOR

**RUSSELL  
SIMPSON**

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