



Asking Price £420,000

TENURE : LEASEHOLD

Gloucester Terrace, W2, London

Bedrooms : 0

Bathrooms : 1

Reception Rooms : 1

Large Studio. In need of refurb.

505 sqft. 47 sqm Approx.

Balcony/ 5th Floor/Lift.

Close to Hyde Park

Short walk to Paddington and Lancaster Gate Stations.

Ideal Buy-To-Let and first time buy property.

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

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Metropole Properties are pleased to offer for sale this substantial studio apartment arranged over 500 sqft. 47 sqm and situated in a stucco fronted period block in Gloucester Terrace.

Arranged on the fifth floor (with lift) and benefiting of a balcony and beautiful views, this bright and spacious accommodation is in need of modernisation and boasts big potential, comprising of a semi open plan kitchen, a large reception/dining room characterized by the abundance of natural light and ample built-in storage space.

Ideally located in the sought after Gloucester Terrace, moments away from the green open spaces of Hyde Park with excellent transport links to The City, The West End and Heathrow Airport. Paddington Station and Lancaster Gate are both within 7 minutes walk.

This would make an ideal first time buy, buy to let or investment opportunity. Early viewing is recommended!

Asking Price: £420,000 Subject To Contract.

Tenure: Leasehold 83 years approx

Council Tax Band C - Westminster City £810.71 approx

Ground Rent: £54pa approx

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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