

Bright four-bedroom penthouse with
spectacular reception and south terrace.

Heron Court, 63 Lancaster Gate, London, W2 3NJ

 4  2  1

Guide Price £3,680,000





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About this property

Presented in excellent condition throughout, this bright penthouse apartment has a spectacular reception room with floor to ceiling windows and a southerly terrace which spans the width of the building.

The accommodation comprises four bedrooms and two bathrooms, two balconies to the rear, a modern eat-in kitchen and spacious reception room. The apartment has direct elevator access and the building has a porter.

An elegant Victorian terrace with stucco fronted townhouses and modern apartment buildings, Lancaster Gate is conveniently located for Hyde Park. The closest entrance is only 0.1 miles from the property.

Lancaster Gate Underground and Queensway Underground offer access to the Central Line, both 0.3 miles from the flat. Paddington Station is 0.5 miles away.



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Plans

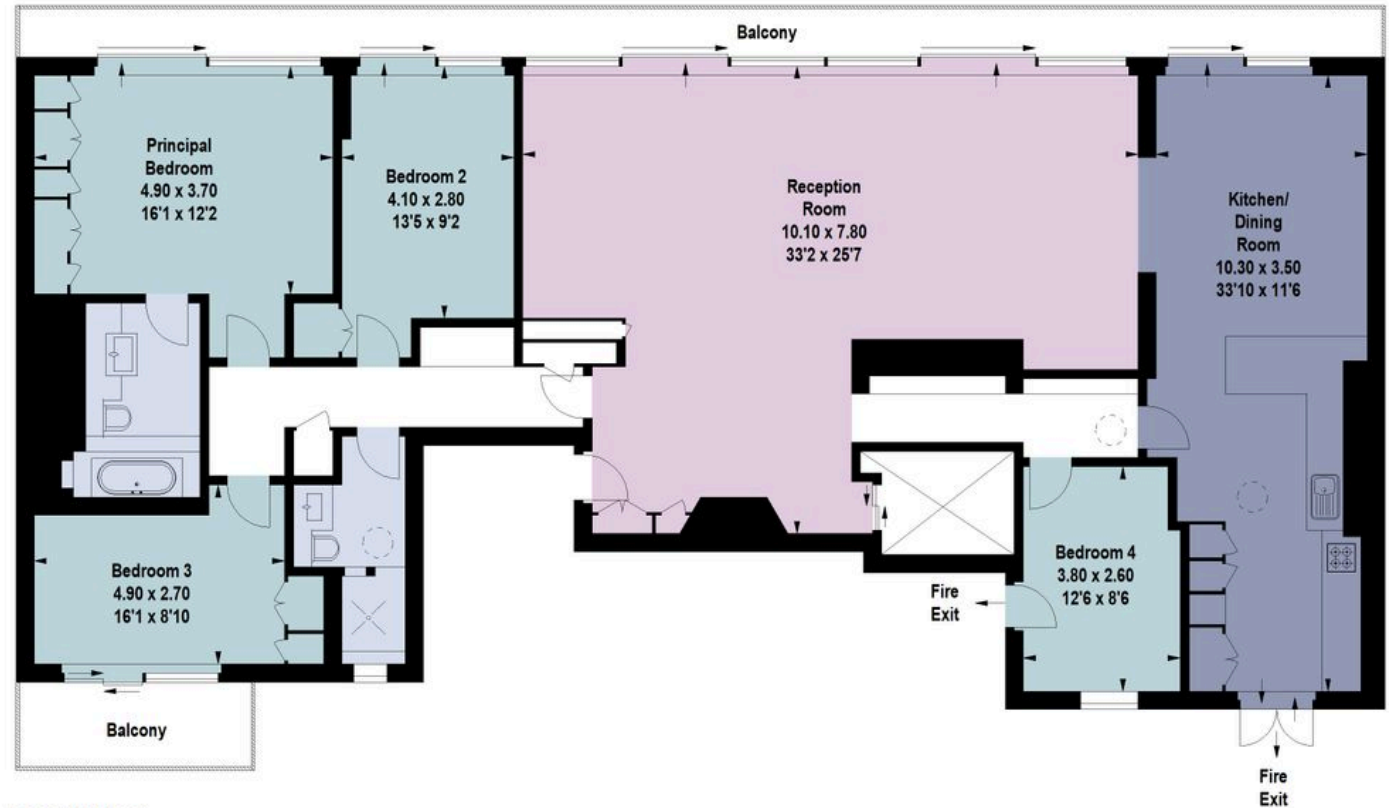
Approx. gross internal floor area

184 sq m / 1981 sq ft

Heron Court,
Lancaster Gate, W2

Gross internal area (approx) 184.03 sq m / 1981 sq ft

External area (approx) 24.99 sq m / 269 sq ft



Seventh Floor

For Identification Only. Not To Scale.

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Key Information

Local Authority

City of Westminster

Council Tax

Band = H

Tenure

Leasehold (22 July 2164)

Ground Rent

N/A

Service Charge

£16,434 per annum

Services

- Underground Parking Space
Included

EPC

EPC Rating = D

PROPERTY

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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Enquire



Mark Redfern

Notting Hill

+44 (0) 7917 277 140

mark.redfern@savills.com

Patch Lister

FG Consultants Ltd

020 7937 7787

Patch.Lister@fgconsultants.com

fgconsultants

020 7937 7787
www.fgconsultants.com
4 Pembroke Mews, London W8 6ER

More Information



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