



**GLOUCESTER TERRACE, BAYSWATER, W2**  
£795,000

**Carter Jonas**

# GLOUCESTER TERRACE, BAYSWATER, W2

A smart, bright and spacious two bedroom flat situated on the third floor (with lift) of this well-presented small residential period building. With the ongoing redevelopment of Paddington, the Paddington Basin, Westbourne Grove and Queensway this would make an excellent base for owner occupiers or rental investors alike.

Situated on the west side of Gloucester Terrace, all local amenities of Lancaster Gate, Paddington and Queensway are close by as well as the green spaces of Kensington Gardens and Hyde Park.

Reception with open-plan kitchen, 2 double bedrooms, shower room. Wood floors throughout. Lift.

Leasehold & Share of Freehold  
Service charge is currently c. £150 per month (under review)

Westminster City Council - Council tax band: E

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.



## AMENITIES

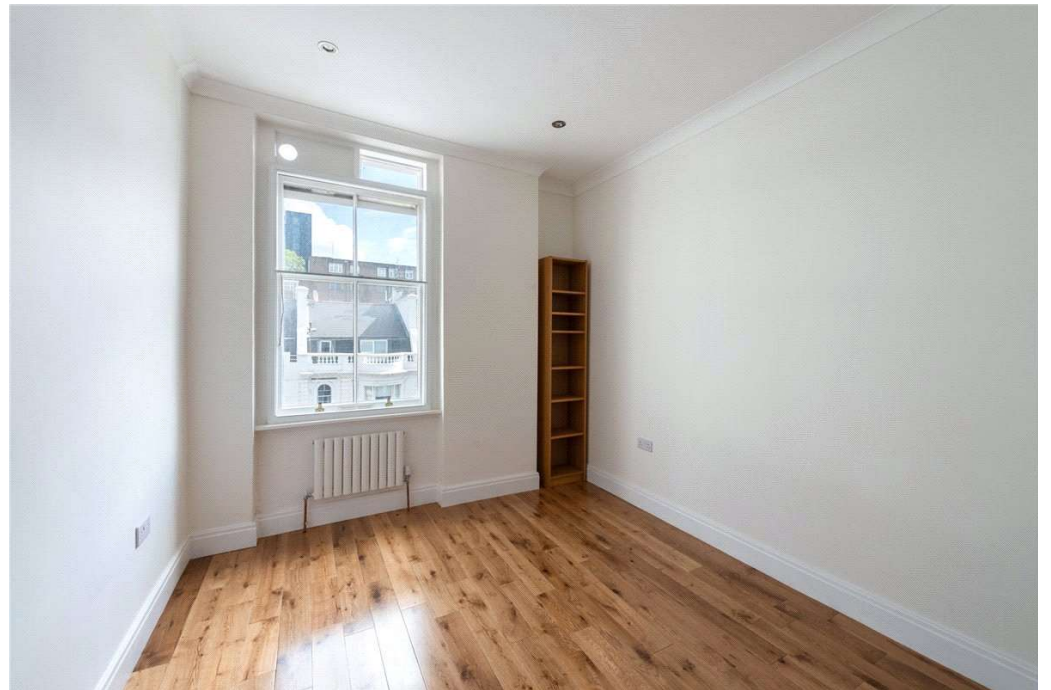
- 2 bedrooms
- Wooden floors
- Lift Access
- Paddington Station & Lancaster Gate underground station

**TENURE** Share of Freehold & Leasehold

**LOCAL AUTHORITY** Westminster City Council

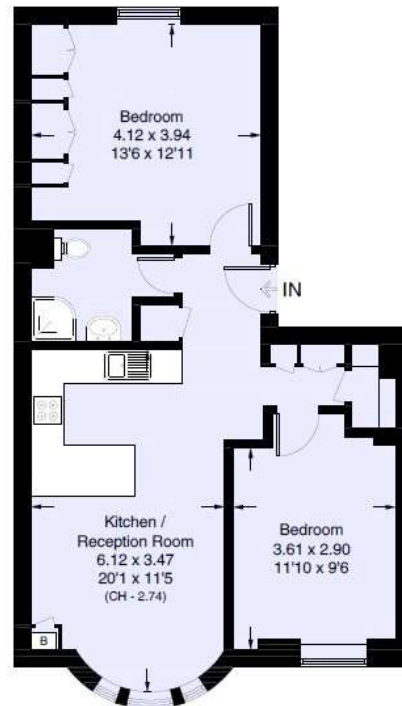
**EPC BAND** C





## Gloucester Terrace, W2

Approximate Floor Area = 60.4 sq m / 650 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)



Third Floor

This marketing 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.



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### IMPORTANT INFORMATION

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Classification L2 - Business Data

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		