



**BEAUCHAMP  
ESTATES**

# Lancaster Terrace

BAYSWATER





Exceptional penthouse with terrace, lift, parking, Hyde Park views

 5  3

## Exterior

This exceptional top-floor penthouse in a portered block with a lift enjoys outstanding views across the Italian Gardens in Hyde Park. The property benefits from private allocated parking and one of the finest roof terraces in the area, offering a rare and expansive outdoor space. Positioned on the uppermost floor, the apartment is flooded with natural light throughout.

## Highlights

- Exceptional views
- Roof Terrace
- Excellent location
- Lateral penthouse apartment





## Interiors

The apartment is presented in need of modernisation, offering significant potential to create a superb lateral residence. Currently arranged as five bedrooms, the layout provides generous proportions and flexibility, ideal for reconfiguration into a high-quality, contemporary home.

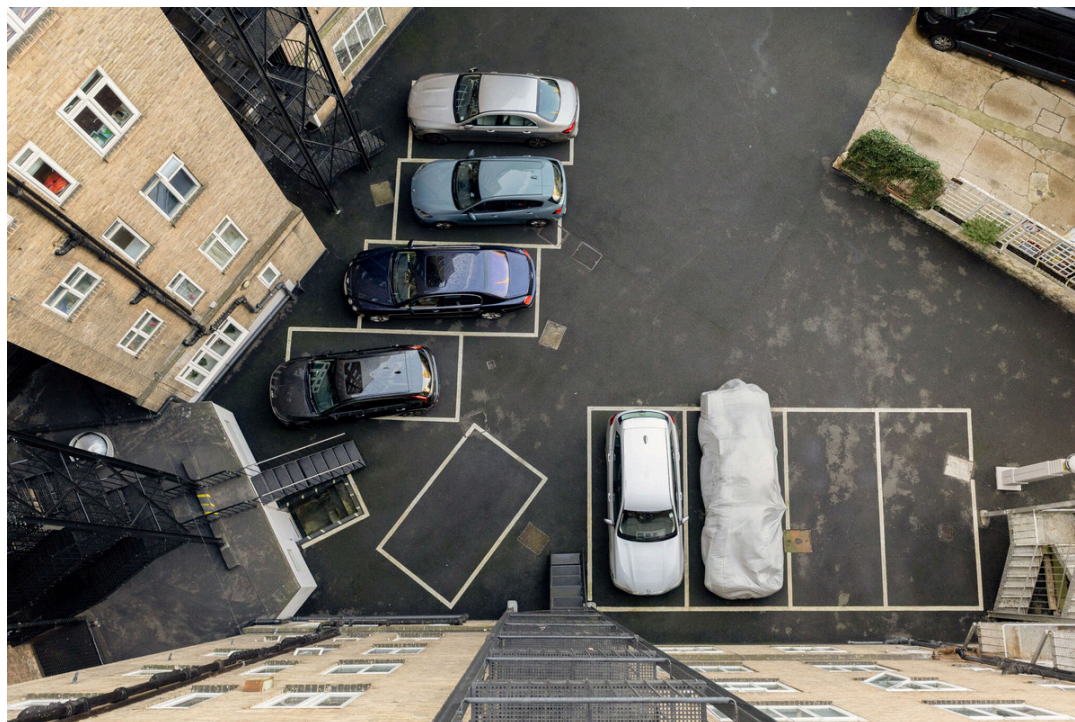


## Features

- 24/7 Concierge
- Allocated Parking
- Balcony
- Lift

## Location

Located in the increasingly sought-after and evolving neighbourhood of Bayswater, the property is moments from Hyde Park and its open green spaces. It is within close proximity to the Six Senses European flagship hotel and benefits from the ongoing regeneration of Queensway, which continues to attract significant investment and is fast becoming one of central London's most exciting growth locations.



# Terms

Price: £3,100,000

Tenure: Leasehold, 94 years remaining

Ground Rent:

Service Charge: £19,800.00

Local Authority: Westminster

Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92+) <b>A</b></p>		<p>(92+) <b>A</b></p>	
<p>(81-91) <b>B</b></p>		<p>(81-91) <b>B</b></p>	
<p>(69-80) <b>C</b></p>		<p>(69-80) <b>C</b></p>	
<p>(55-68) <b>D</b></p>		<p>(55-68) <b>D</b></p>	
<p>(39-54) <b>E</b></p>		<p>(39-54) <b>E</b></p>	
<p>(21-38) <b>F</b></p>		<p>(21-38) <b>F</b></p>	
<p>(1-20) <b>G</b></p>		<p>(1-20) <b>G</b></p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England, Scotland &amp; Wales</p>		<p>England, Scotland &amp; Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	
70	77	66	74

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Approximate Floor Area = 226.6 sq m / 2439 sq ft (Excluding Parking Space)



Seventh Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102135



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