



**GLOUCESTER GARDENS, BAYSWATER, W2
£1,150,000 LEASEHOLD**

LOCATED IN W2 - GLOUCESTER GARDENS, A BRIGHT THREE BEDROOM, THIRD AND FOURTH FLOOR DUPLEX APARTMENT, SET IN A HANDSOME GRADE II PERIOD ROW OF FORMER HOUSES, WITH A CARRIAGE DRIVEWAY. ACCESSED THROUGH PROJECTING DORIC PORCHES AND WITH ACCESS TO THE ATTRACTIVE, WELL MAINTAINED, COMMUNAL GARDENS.

LEASEHOLD, PLUS SHARE OF FREEHOLD: ABOUT 999 YEARS REMAINING | SERVICE CHARGE: ABOUT £1,500 PER ANNUM | GROUND RENT: PEPPERCORN | COUNCIL TAX BAND: F

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DESCRIPTION:

Gloucester Gardens lies in a convenient and envious location, with Queensway and the multi-faceted and ever popular Westbourne Grove, only a short stroll away.

The property is well placed for transport links and amenities - Royal Oak (Hammersmith & City / Circle lines), Queensway (Central line - zone 1) and Paddington mainline station (Heathrow Express / Elizabeth line).



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Gloucester Gardens

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097024)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: Approx. £1,500 per annum

Ground Rent: Peppercorn

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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