



**ARMFORD  
ESTATES**



**£1,390,000**

**Gloucester Terrace**

London, W2 6HT

## PROPERTY SUMMARY

Tenure: Leasehold Lease Years Remaining: 94  
Service Charge: £1,985 per annum  
Annual Ground Rent: £10 per annum  
Council Tax Band: D

A beautifully refurbished, high-specification apartment set across the top two floors of an elegant white stucco-fronted Victorian conversion.

Finished to an exceptional standard throughout, the property offers three well-proportioned bedrooms, two sleek modern bathrooms, and stylish living spaces filled with natural light.

Ideally located on Gloucester Terrace, the apartment is just moments from Paddington Station, offering excellent transport links across London and direct access to Heathrow via the Elizabeth Line. Hyde Park, local cafés, restaurants, and shops are all within easy reach, making this an ideal home for those seeking style, convenience, and character in one of London's most desirable locations.

3



2



1







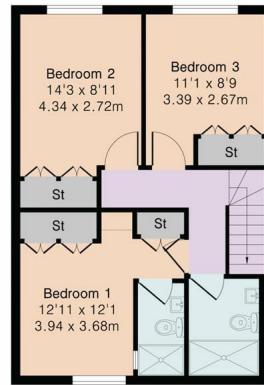
**Approximate Gross Internal Area 917 sq ft - 86 sq m**

Second Floor Area 438 sq ft – 41 sq m

Third Floor Area 479 sq ft – 45 sq m



Second Floor



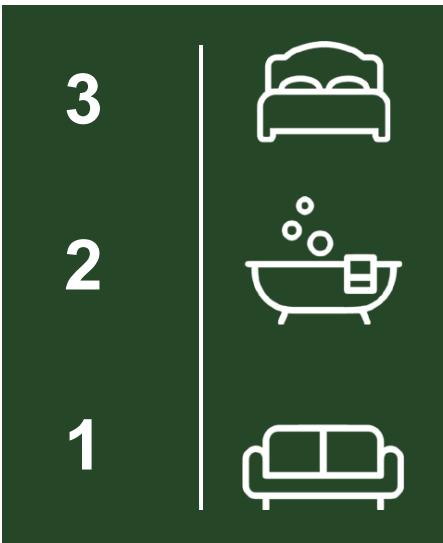
Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC RATING: COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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