

LANCASTER GATE
HYDE PARK





An exciting opportunity to acquire a magnificent freehold of approximately 25,000 sq ft. The property comprises two adjoining white stucco fronted, Grade II Listed buildings in need of complete modernisation. Various development options include re-instating back into a hotel or developing into residential use, subject to the usual planning consents.

With grand rooms spread over six floors, the property is full of Victorian architectural features, including intricate plasterwork and an impressive staircase. This substantial building occupies a prominent corner plot in Lancaster Gate and is in a prime location on a parallel road to Hyde Park, with partial park views.

Lancaster Gate is a mid-19th-century development, immediately to the North of Hyde Park. It consists of two long terraces of houses. Until 1865 the terraces were known as Upper Hyde Park Gardens. The development takes its name from Lancaster gate, a nearby entrance to Hyde Park, itself named in honour of Queen Victoria as Duke of Lancaster Gate. The terraces are stuccoed and are in a style featuring English Baroque details and French touches.

The property is conveniently located close to both Lancaster Gate (Central Line) and Bayswater (Circle and District Lines) underground stations. There are many shops and other amenities in the vicinity. Oxford Street, Mayfair and Westbourne Grove are all easily accessible.



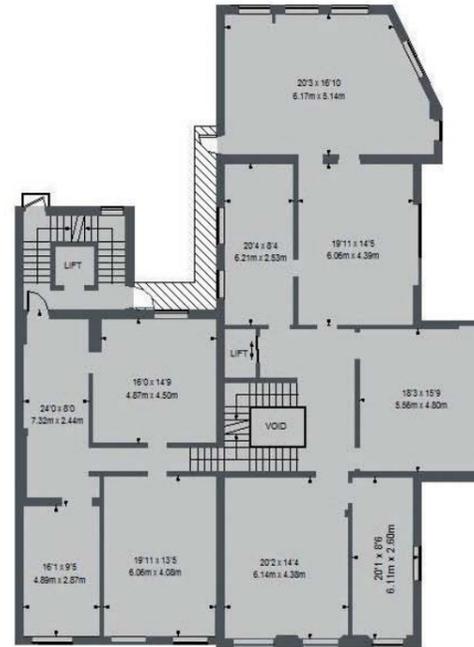
- Substantial Freehold
- Approx. 25,000 Sq. Ft.
- Previously a Hotel
- Close to Hyde Park
- Prime Central London
- Redevelopment Potential



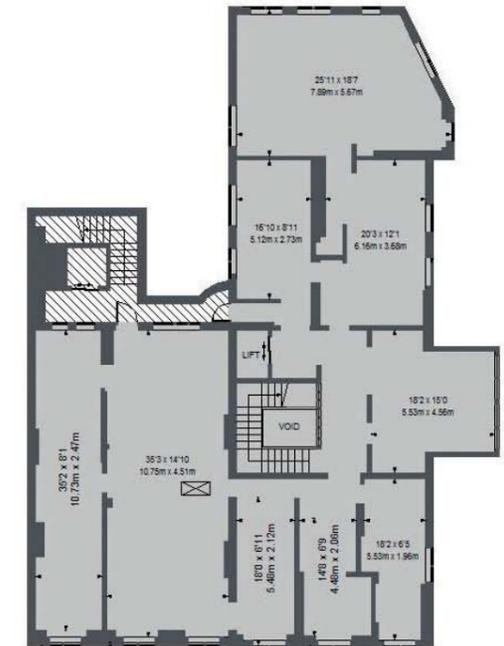
Lancaster Gate, Hyde Park
London, W2



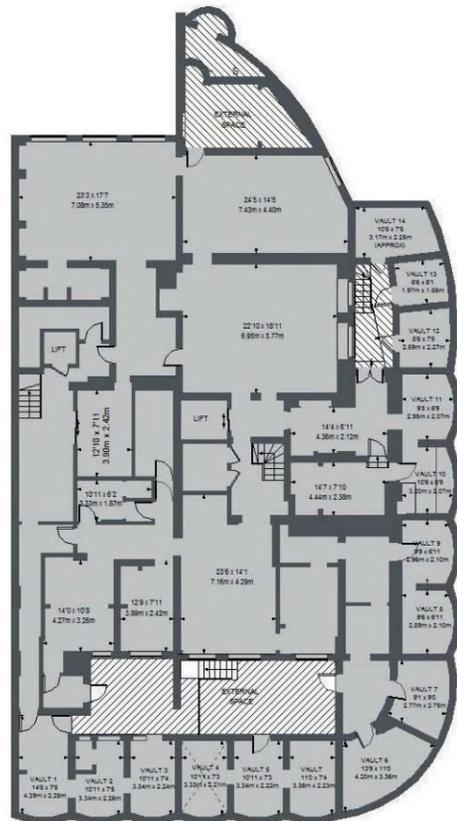
FIRST FLOOR



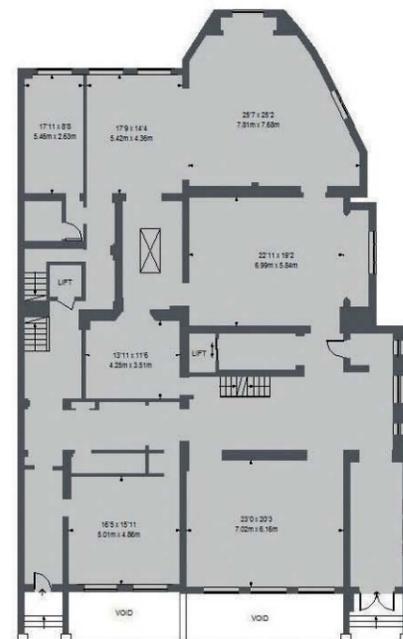
FOURTH FLOOR



FIFTH FLOOR



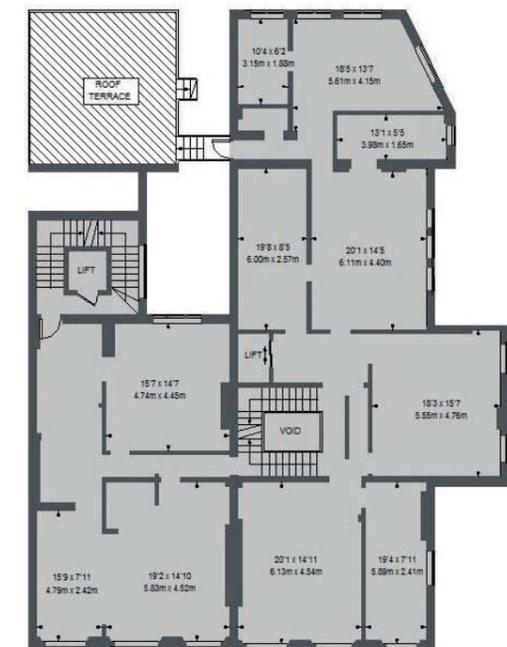
BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

TOTAL APPROX. FLOOR AREA (INCLUDING LIFT) (EXCLUDING VOID/VAULTS/
FIRE EXIT/EXTERNAL SPACE) 24,326 SQ.FT (2,260.0 SQ.M)
VAULTS 1,291 SQ.FT (119.89 SQ.M)

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Price on application



Paddington
020 7298 1550

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