



GLOUCESTER SQUARE

London - W2



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Set within one of London's most prestigious garden squares, this exceptional six-bedroom townhouse offers a rare blend of period elegance and contemporary design. Arranged over five floors and extending to approximately 4,390 sq ft, the home has been meticulously designed for both refined living and modern convenience.



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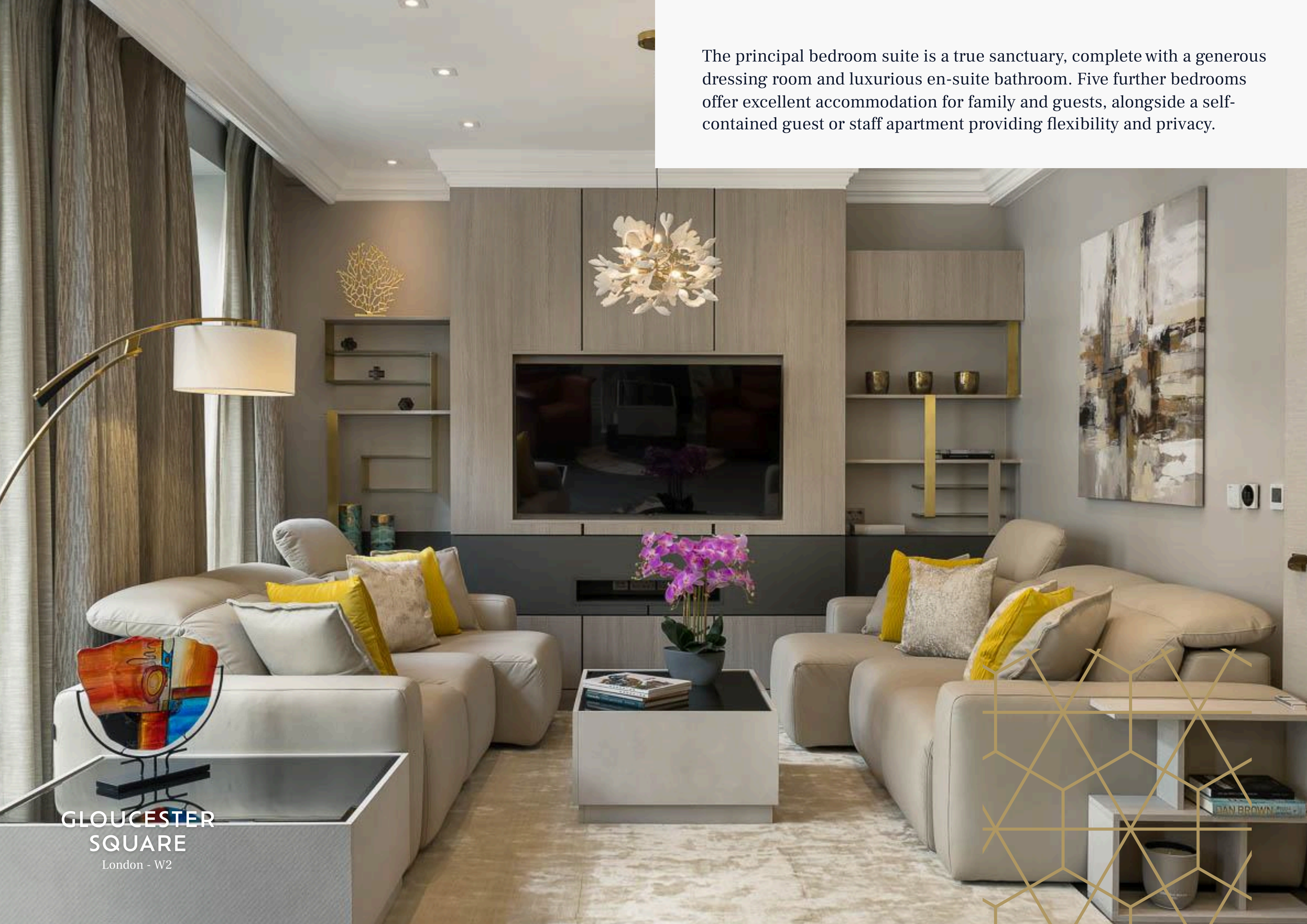
The principal living spaces are both elegant and versatile, with two reception rooms providing the perfect setting for entertaining or more intimate moments. A beautifully appointed kitchen sits at the heart of the home, complemented by a separate chef's kitchen, while natural light flows throughout, enhancing the sense of space and finish.



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The principal bedroom suite is a true sanctuary, complete with a generous dressing room and luxurious en-suite bathroom. Five further bedrooms offer excellent accommodation for family and guests, alongside a self-contained guest or staff apartment providing flexibility and privacy.



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Designed for modern lifestyles, the house includes a private office, gym and media room, as well as air conditioning throughout and a passenger lift serving all floors. A private terrace offers space for outdoor dining, while off-street parking and access to the exclusive Gloucester Square gardens further elevate the property.



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Located moments from Hyde Park and Paddington, Gloucester Square is one of Bayswater's most historic and sought-after addresses, offering a unique combination of tranquillity, connectivity and timeless London prestige.



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Key Points

6 bedrooms | 5 bathrooms |
Private terrace | Gym / media
room | Passenger lift to all
floors | Two reception rooms |
Self contained guest apartment
| Access to private garden

Tenure:

Freehold

Local Authority:

City of Westminster

Council Tax:

Band H

Approx. Gross Internal Area:

4,390 sq ft

Service Charge:

£1,908.56 per annum

Communal Garden Maintenance:

£1,306.16 per annum

Guide Price:

£10,000,000

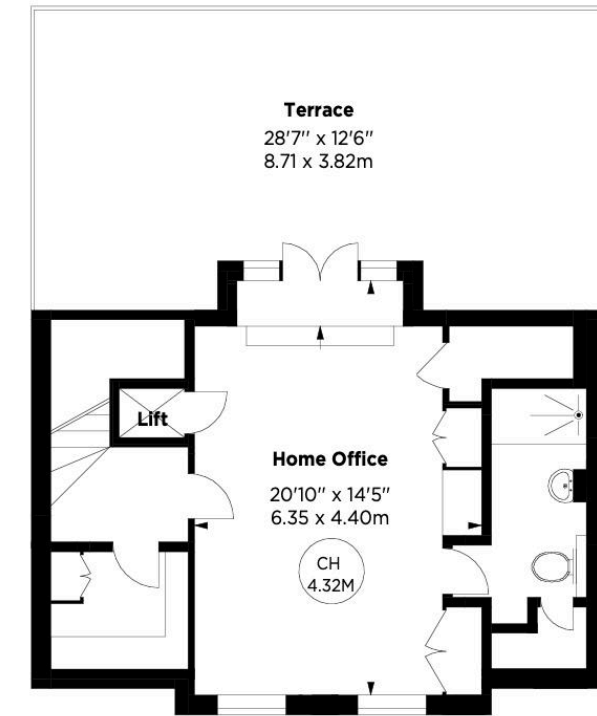
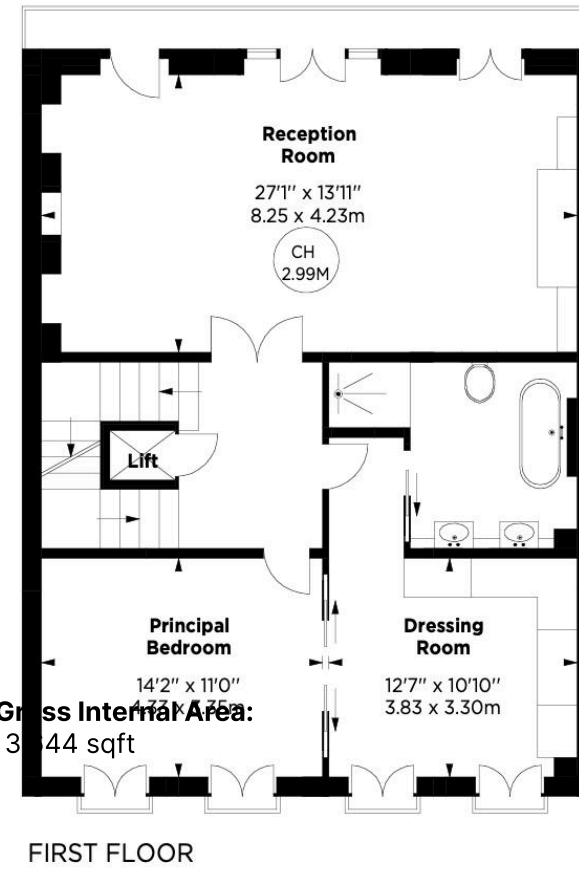
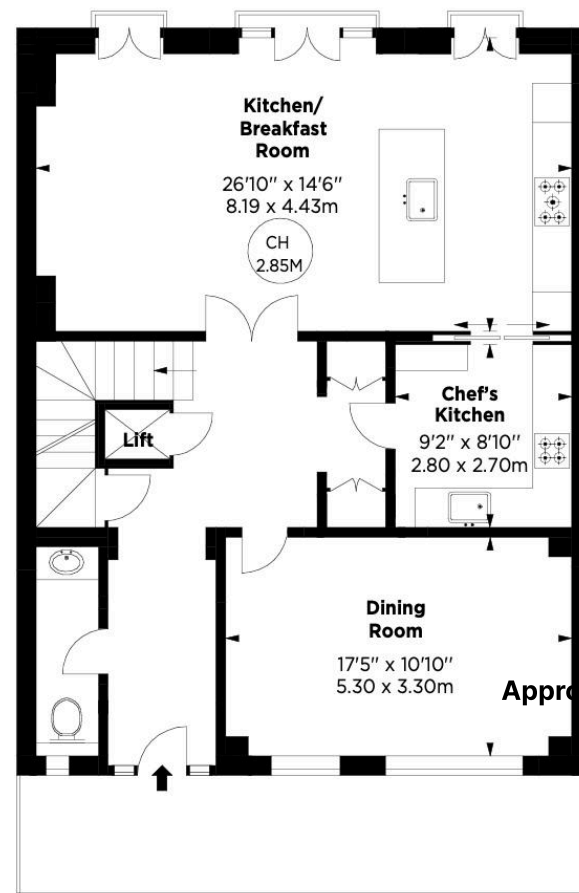
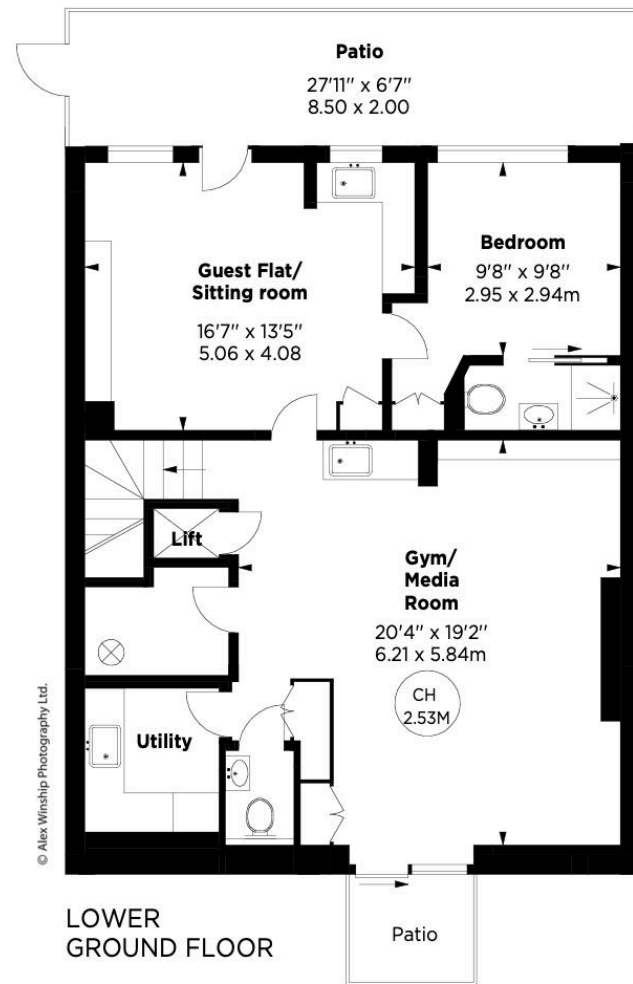
Gloucester Square, W2

APPROX. GROSS INTERNAL AREA *
4313 Sq Ft - 400.68 Sq M

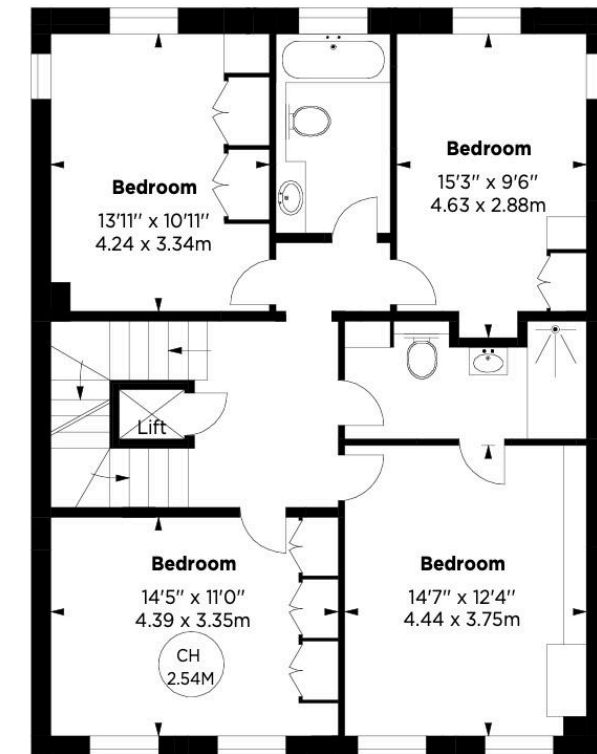
This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Key :
CH - Ceiling Height



THIRD FLOOR



SECOND FLOOR

Approx. Gross Internal Area:
3,844 sqft

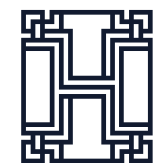
ALEX WINSHIP
Photography
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* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.


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