

WER Listing.

FOUNTAIN HOUSE, LANCASTER
GATE, LONDON, W2

BY SIHAM BEN AMORE



Great Location.

This freehold apartment block occupies a prominent position on the west side of Lancaster Terrace, at the junction with Bayswater Road, immediately opposite the Royal Lancaster Hotel and overlooking Kensington Gardens/Hyde Park, opposite Lancaster Gate Tube Station.



Great Price.

Asking Price - £ POA

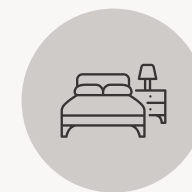


Great Size.

The building also has planning permission for a rear extension for approximately 700 square feet.



Fountain House is a substantial purpose built nine storey block of serviced apartments, arranged over lower ground, ground and seven upper floors. All the flats have views of Hyde Park. The building is configured to provide 17 flats, comprising 2 one bedroom unit, 8 two bedroom units, 6 three bedrooms units and 1 four bedroom penthouse. All the apartments, including the penthouse, have been refurbished recently and are furnished to a high standard and they benefit from 24 hours concierge/receptionist, air conditioning and a four person passenger lift. The building also has planning permission for a rear extension for approximately 700 square feet.



17 Flats .



36 Bathrooms.

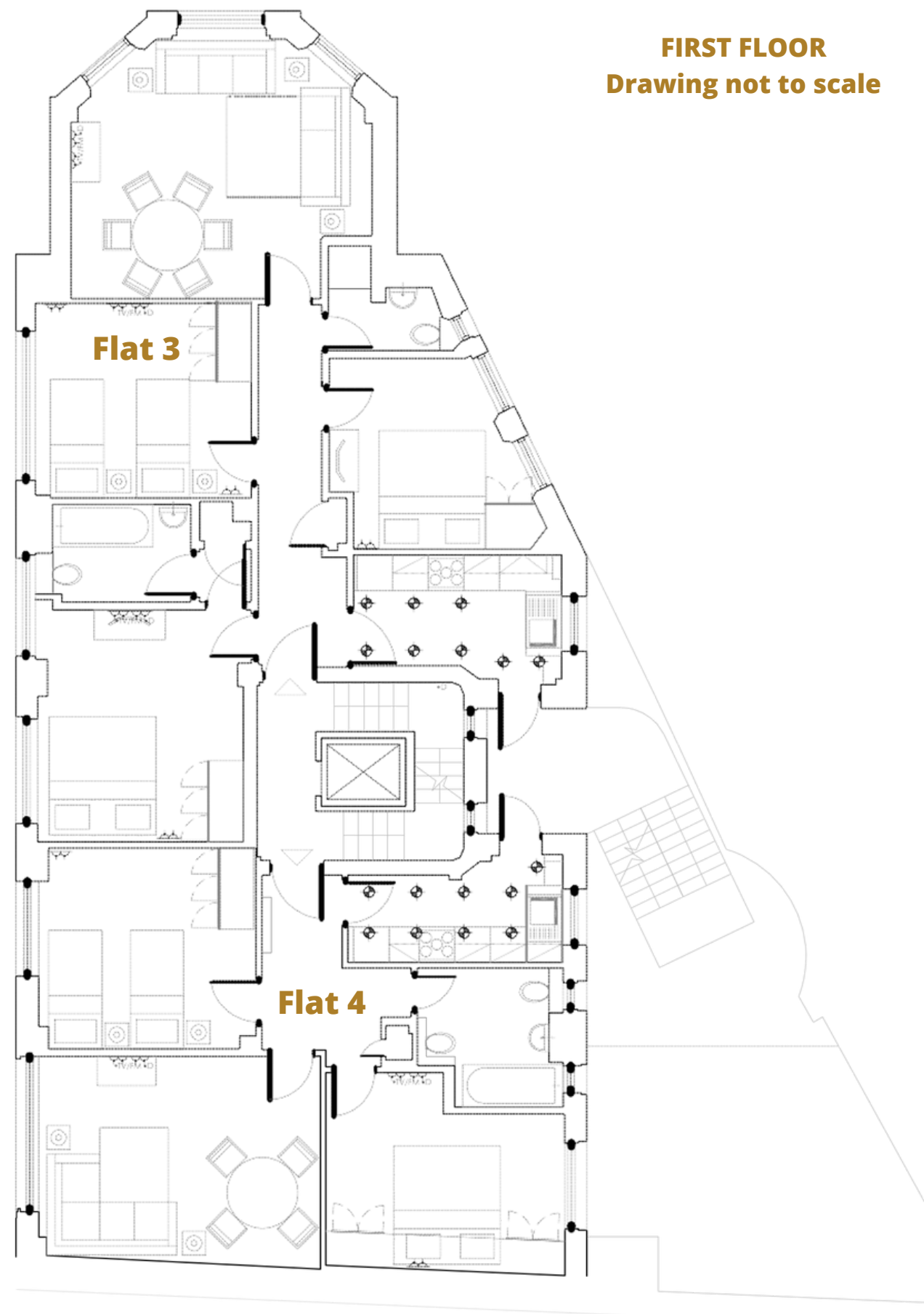


24 hour portered
block

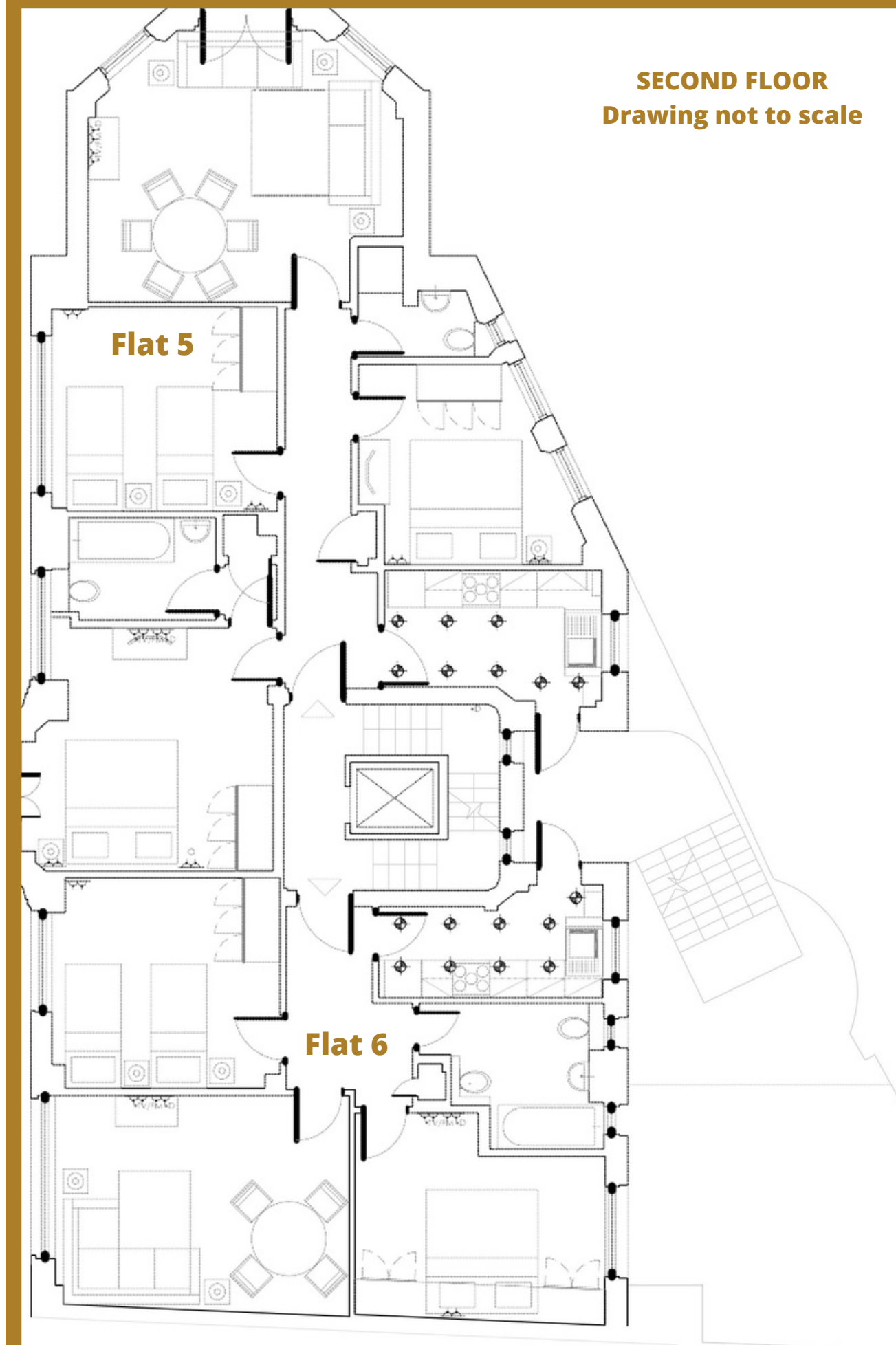
FLAT No	FLOOR	Flat Type	AREA sq m	AREA sq ft (GIA)
1	GRD	2 Bedroom	69.62	749
2	GRD	1 Bedroom	48.90	526
3	First	3 Bedroom	82.31	885
4	First	2 Bedroom	60.28	648
5	Second	3 Bedroom	82.31	885
6	Second	2 Bedroom	60.28	648
7	Third	3 Bedroom	82.31	885
8	Third	2 Bedroom	60.28	648
9	Fourth	3 Bedroom	82.31	885
10	Fourth	2 Bedroom	60.28	648
11	Fifth	3 Bedroom	82.31	885
12	Fifth	2 Bedroom	60.28	648
14	Sixth	3 Bedroom	82.31	885
15	Sixth	2 Bedroom	60.28	648
<u>Penthouse</u>	Seventh	4 Bedroom	141.09	1,518
16	Basement	2 Bedroom	65.12	700
17	Basement	1 Bedroom	69.76	750
Total			1250.03	13,455
Service Areas			187.5	2,018
Gross Internal Area			1,437.5	15,473



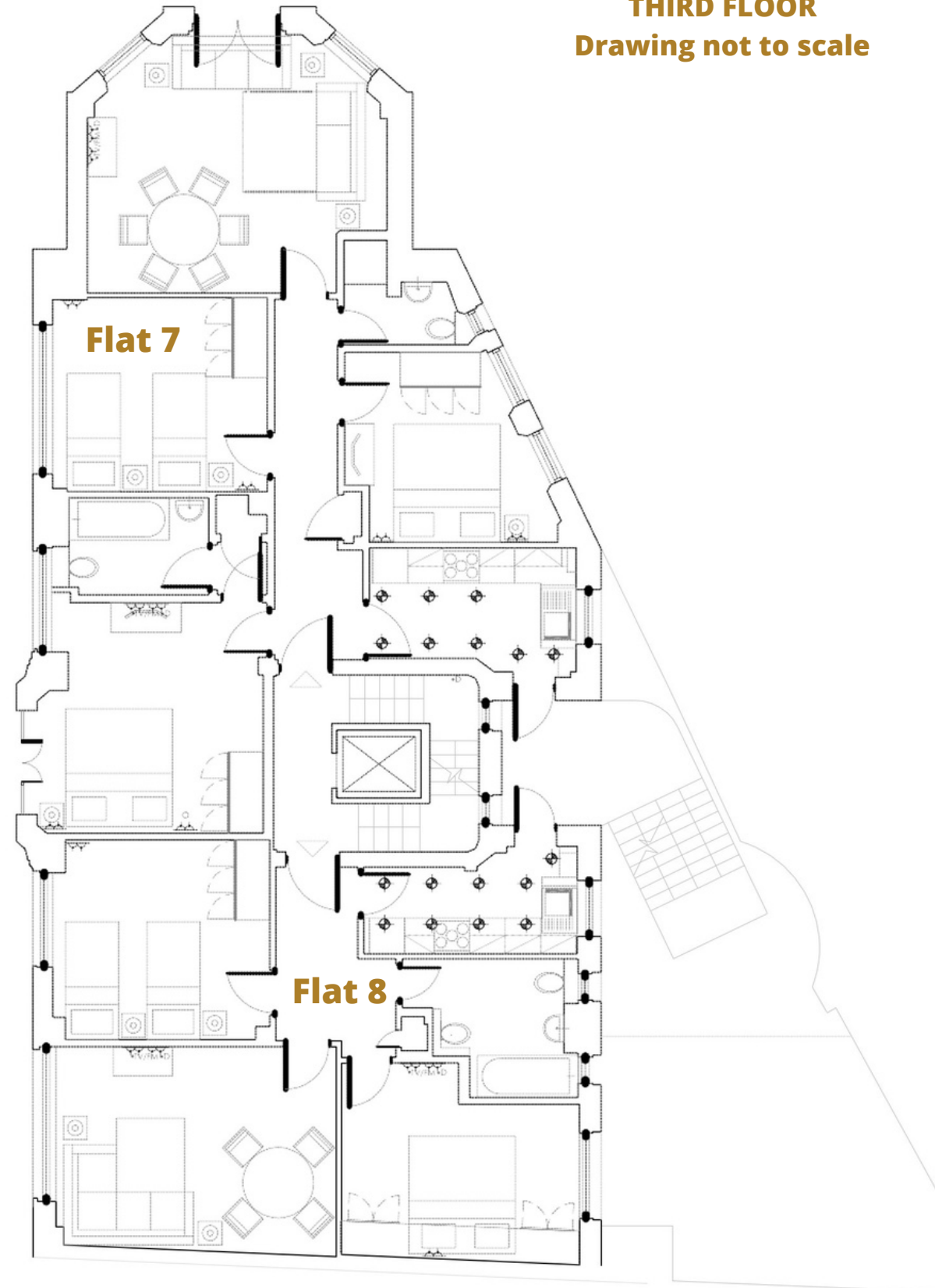
FIRST FLOOR
Drawing not to scale



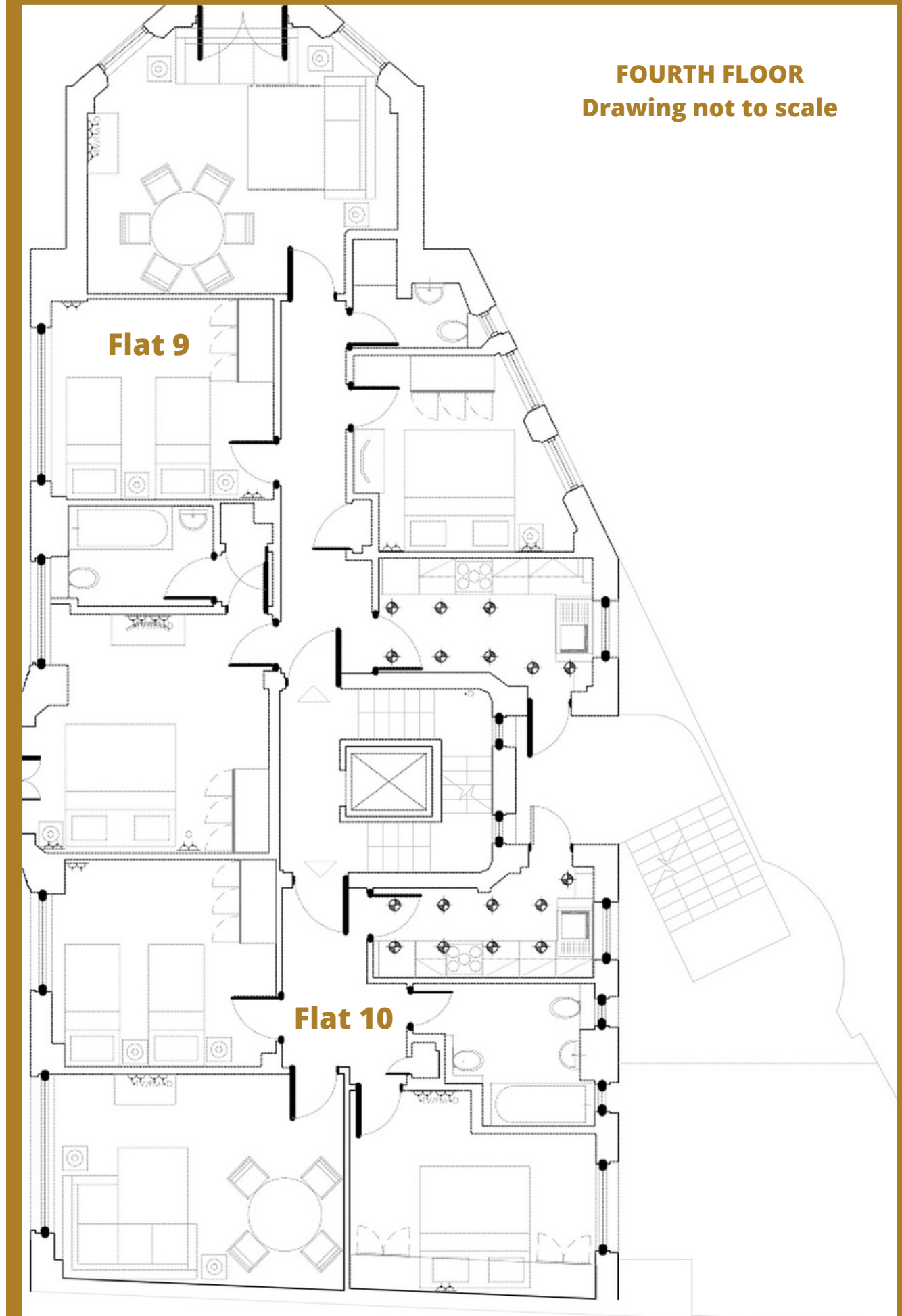
SECOND FLOOR
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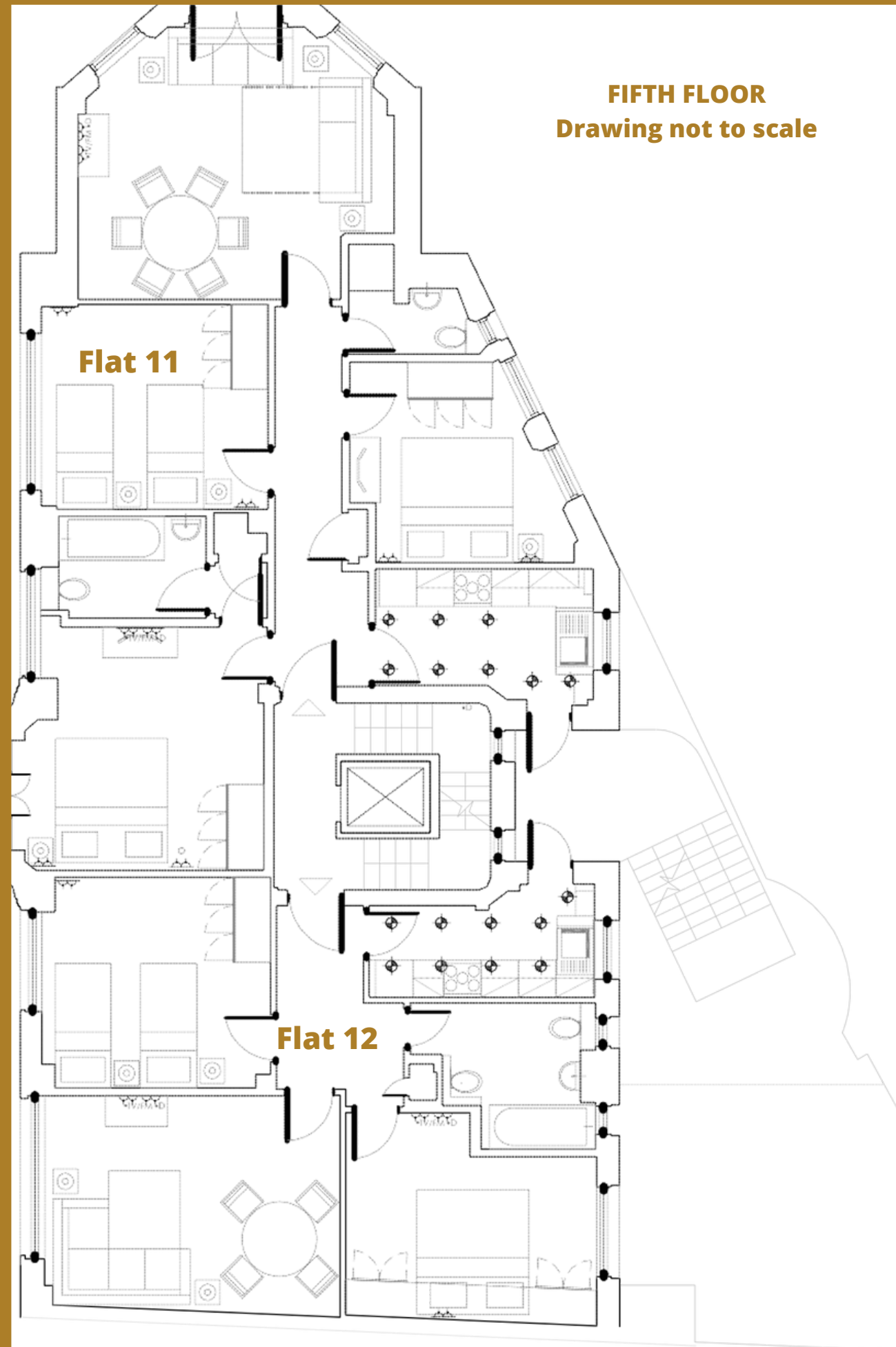
THIRD FLOOR
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FOURTH FLOOR
Drawing not to scale



FIFTH FLOOR
Drawing not to scale



SIXTH FLOOR
Drawing not to scale

