

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



62 BAYSWATER ROAD, LANCASTER GATE, W2

A FINE PERIOD BUILDING OVERLOOKING THE PARK



**STUNNING REFURBISHED FIRST FLOOR PERIOD SUITE
12'7" CEILING HEIGHT, ORIGINAL FEATURES WITH
VIEWS OVER HYDE PARK AND COMPLIMENTARY MEETING ROOMS**

395 sq ft

Suitable for a chairman's office, fashion company, interior design company

LOCATION

The property is prominently situated on the north side of Bayswater Road overlooking Hyde Park. It is close to Lancaster Gate underground station and a short walk from Paddington Station.

There are shops and restaurants in the immediate vicinity including a café across the road in the park by the Italian Gardens.

ACCOMMODATION

Comprises newly refurbished two inter-communicating period rooms on the first floor, benefitting from 3.851m ceiling heights and original features and an ornamental balcony overlooking Hyde Park.

In addition to the first floor, third and fifth floors available too.

FLOOR	SQ FT	SQ M	TOTAL PER MONTH	TOTAL PER ANNUM
First	395	36	£3,620.83	£43,450
Third	760	71	£6,966.66	£83,600
Fifth	585	54	£5,362.50	£64,350

Rent inclusive of rates, service charge and electricity.

AMENITIES

- * Attractive Victorian building
- * Fine period entrance hall to be refurbished
- * Complimentary meeting rooms
- * Imposing office suite with high plaster ceilings
- * Stunning first floor with original features
- * Comfort Cooling
- * Shared kitchen facility
- * New shower facility being installed

LEASE

New lease/s on terms by arrangement

LEGAL COSTS

Each party to be responsible for their own legal costs.

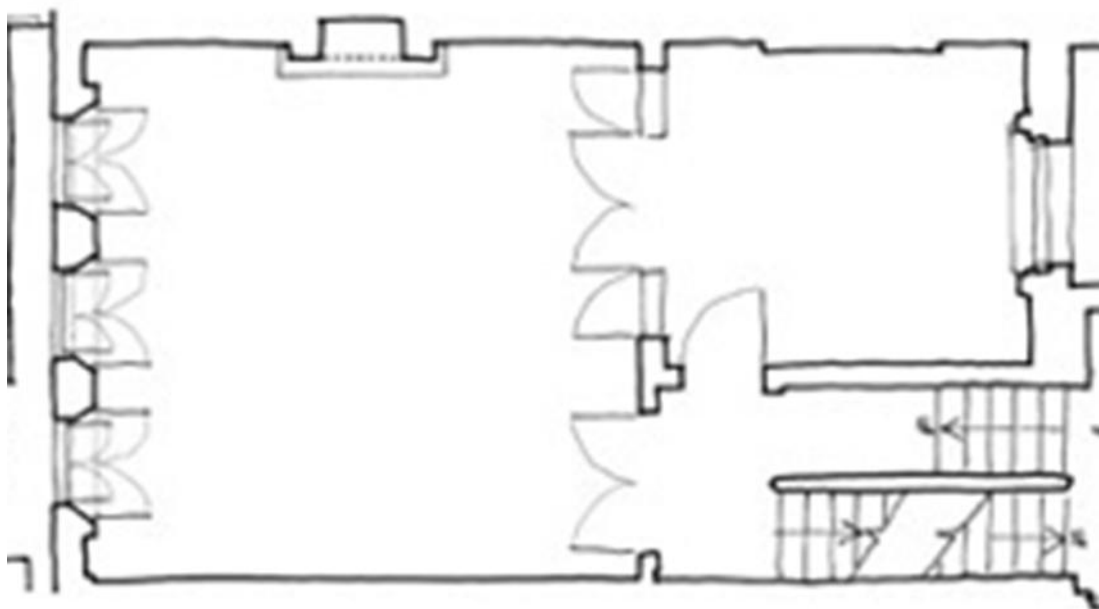
VIEWING

By appointment through joint sole agents

Daniel Isaacs
Wiltshire Daniels
020 7529 5559
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First floor







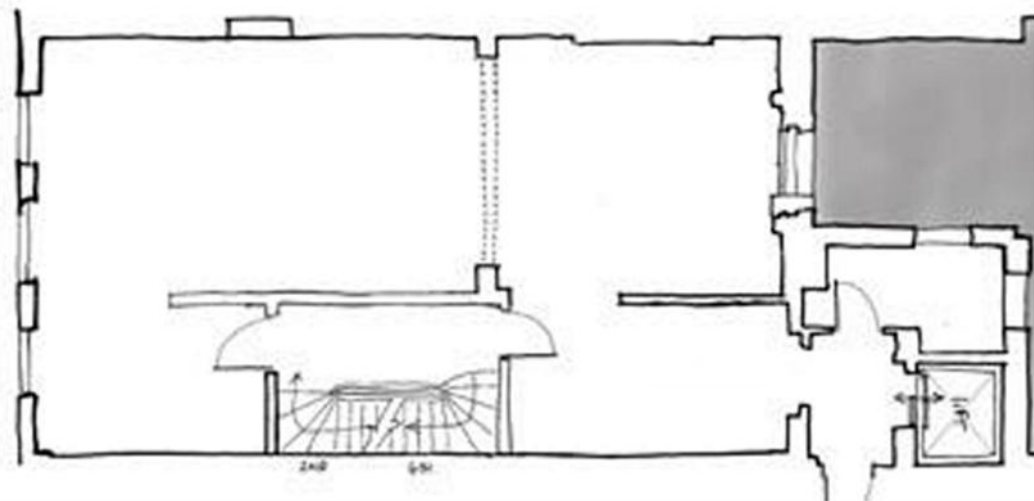


Entrance Hall – to be upgraded with new flooring and redecorated





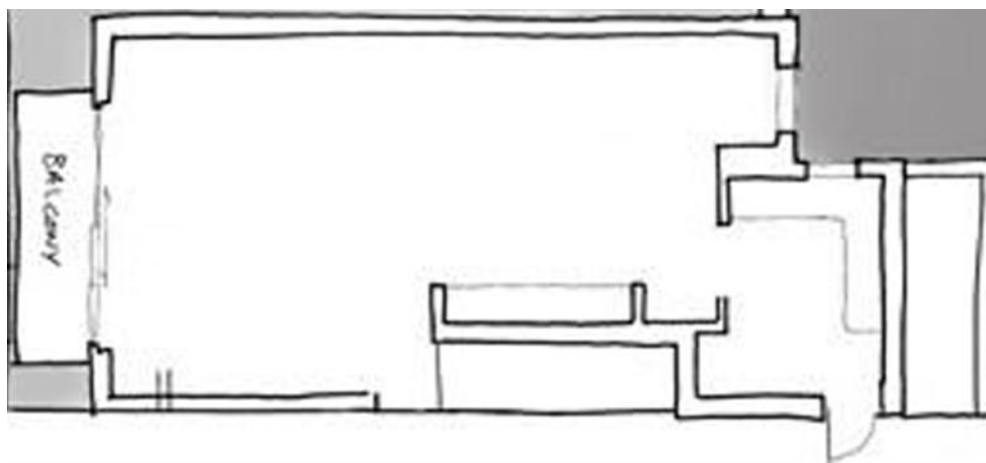
Third floor







Fifth floor





Balcony and view over Hyde Park

