

RUSSELL
SIMPSON

# Brand new flat with two balconies and glorious views over Hyde Park to rent

BAYSWATER ROAD
BAYSWATER W2

# Bayswater Road

Let

| | | | |
|---|---|---|---|
| BEDROOMS<br>3 | INTERNAL<br>1,847 SQ FT<br>171 SQM | OUTDOOR<br>63 SQ FT | FURNISHED STATUS<br>Furnished |
| BATHROOMS<br>3 | | EPC<br>B | COUNCIL TAX<br>Westminster City, H |





# The Property

Serene flat with contemporary interiors and spectacular reception room in a Victorian building near Notting Hill

Stepping into the flat on the fourth floor, the entrance hall leads through to a spectacular reception room. At its centre, double French doors lead onto a balcony with beautiful views across Hyde Park. In addition, this room contains an open-plan kitchen with a breakfast bar and separate utility room, as well as dining and seating areas. Finally, the high ceilings and south-facing windows ensure the space is filled with light throughout the day.



# Indoor Spaces

The property has been recently renovated, with wooden floors and marble-tiled bathrooms. Its sophisticated contemporary interiors have been finished to the highest standards, adding to the sense of beauty and calm. In addition, the flat has air conditioning and underfloor heating throughout.





# The Bedrooms

The other side of the flat offers three bedrooms. The stylish principal bedroom has an ensuite bathroom and double French doors opening onto a balcony. There are two more bedrooms – one of them ensuite – and an additional bathroom with a bath.



# Outdoor Spaces




# The Neighbourhood

No.154 Bayswater Road is impressive red-brick townhouse building that has been entirely renovated and modernised. It includes both porter and lift.

The property is located opposite the open spaces of Kensington Gardens and Hyde Park. From here, Queensway station is a short walk away, as well as the increasingly fashionable Queensway Road. Finally, the many restaurants and shops of Notting Hill are within easy reach.

# Bayswater Road, W2

**Approximate Internal Area**
1,847 sq ft/ 172 sq m

**Including limited use area**
28 sq ft/ 3 sq m
**Outside Area**
64 sq ft/ 6 sq m

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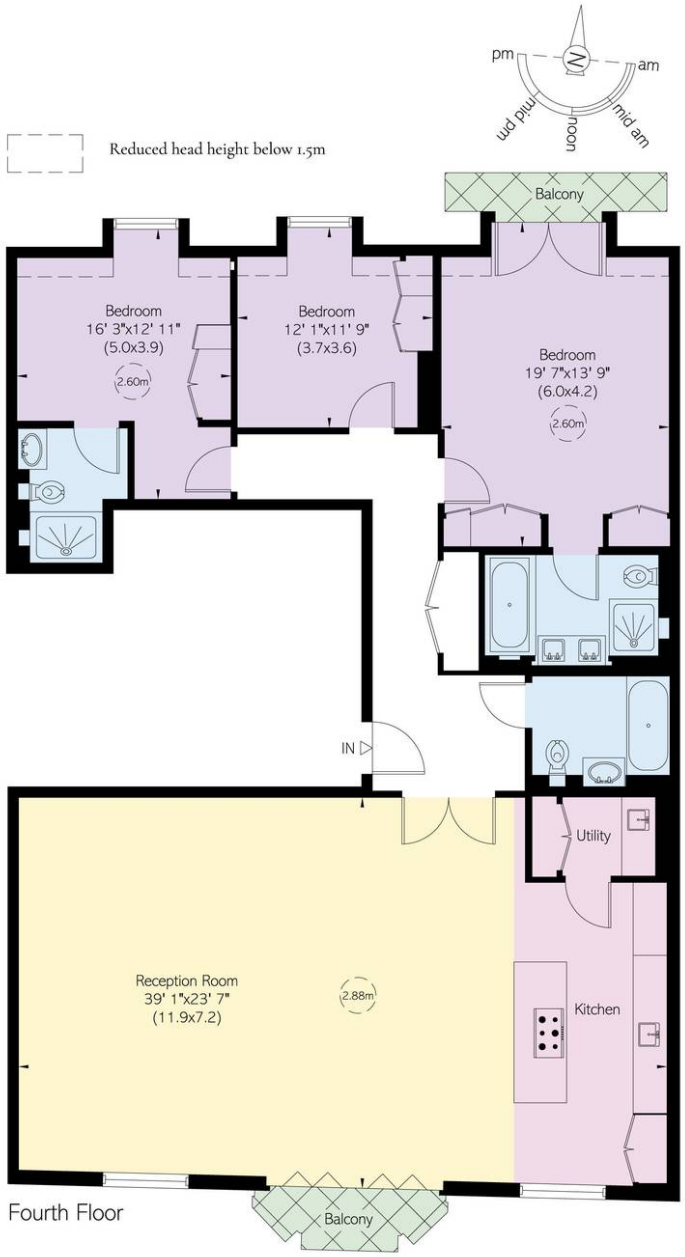


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

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