



RUSSELL SIMPSON

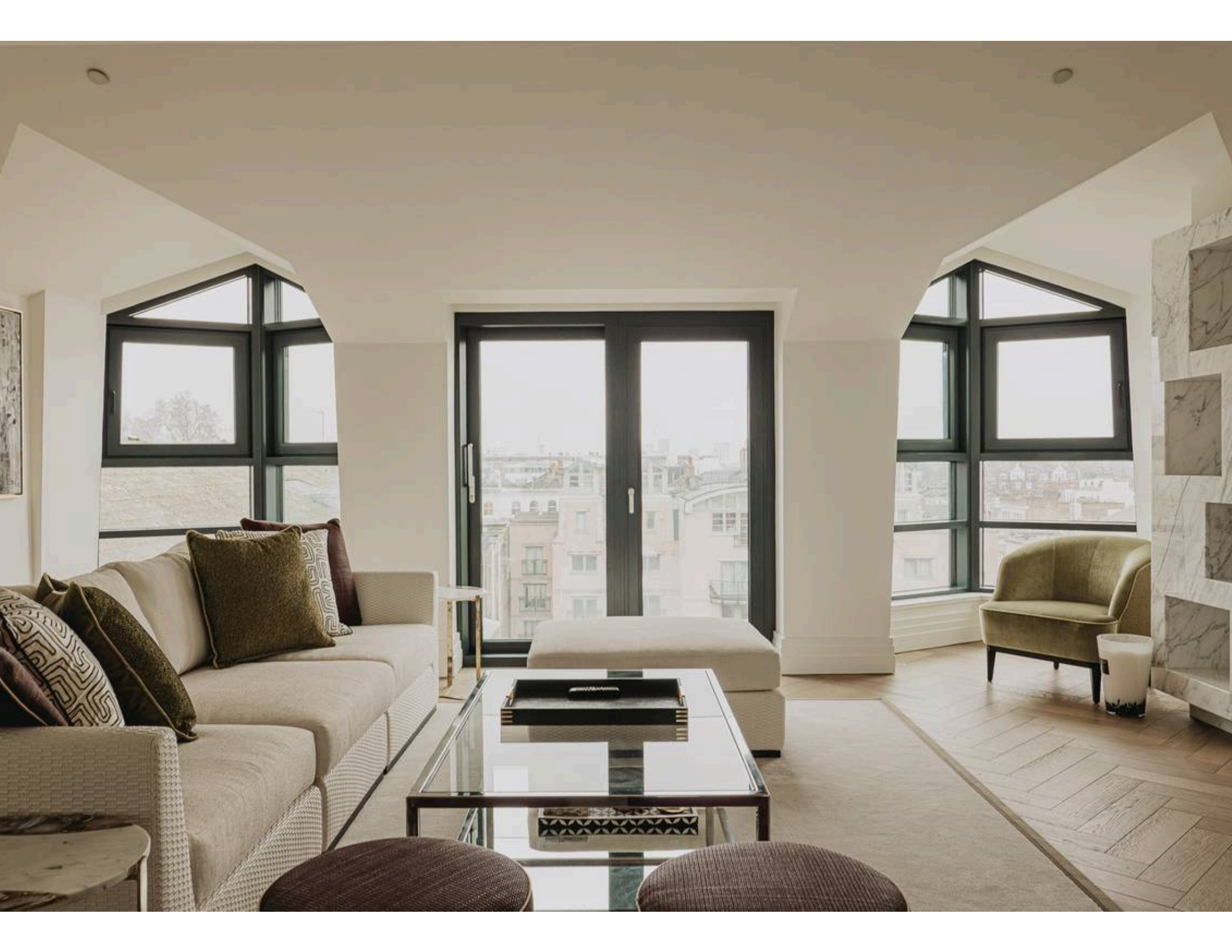
Superb three-bedroom penthouse flat with spacious roof terraces and spectacular views to rent in Bayswater

COMPASS HOUSE
BAYSWATER W2

Compass House

£8,077 P/W

BEDROOMS 3	INTERNAL 2,685 <small>SQ FT</small>	OUTDOOR 774 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 3	249 <small>SQM</small>	EPC B	COUNCIL TAX Westminster City, H



The Property

Lateral flat with pristine contemporary interiors on a beautiful square within walking distance of Hyde Park

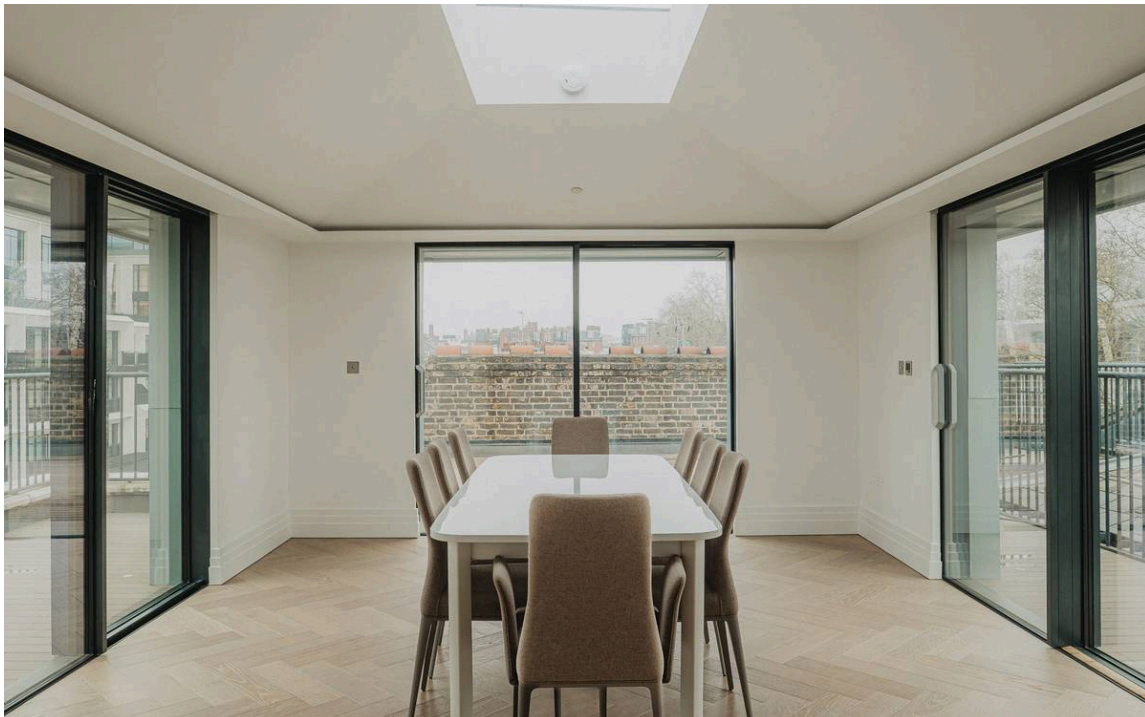
Stepping into the flat on the seventh floor, the main hallways leads towards a generous living space. This includes an open-plan kitchen with an island breakfast bar and a large seating area. Windows on both sides create a double aspect, as well as offering beautiful views.





Indoor Spaces

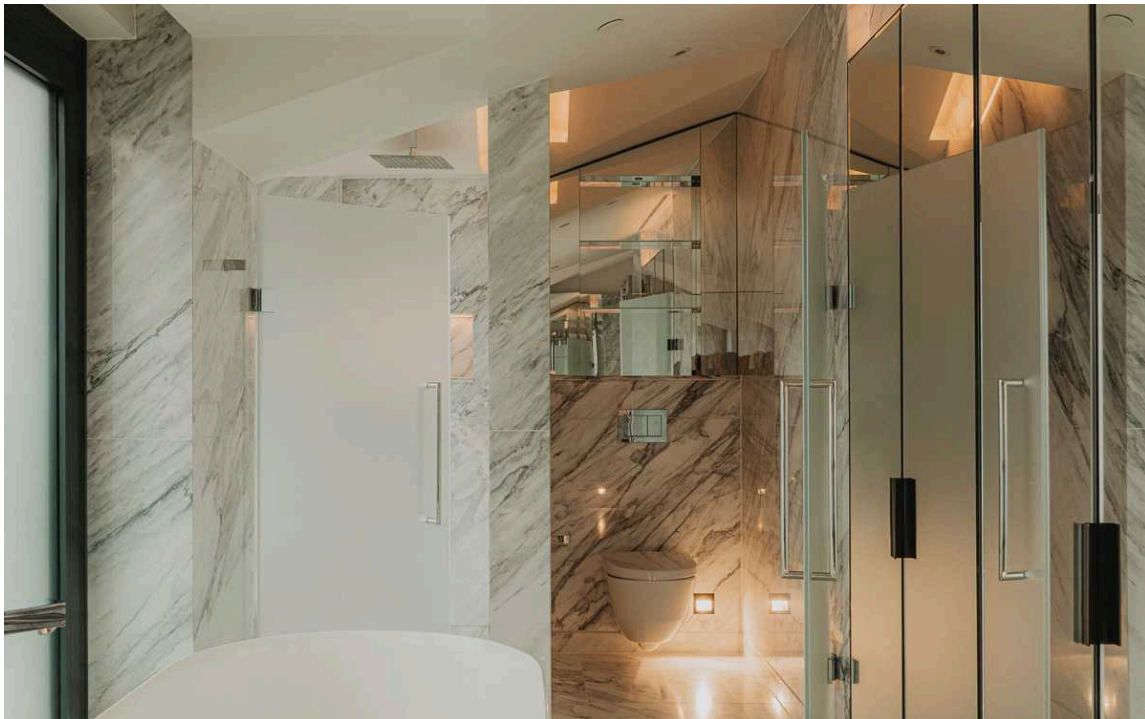
The living space flows through to a bright, orangery-style dining area with sliding French doors on three sides giving access to the roof. On the other side is a study with access to a separate balcony.





The Bedrooms

The flat also contains three bedrooms. The principal bedroom has a dressing room and an ensuite bathroom with shower and bath. The other bedrooms also have ensuite bathrooms and double French doors opening onto balconies. A guest WC and a laundry room complete the property.





Outdoor Spaces

The property offers a generous south-facing terrace with wooden decking and enough space for outdoor seating. There are also two balconies, both with spectacular rooftop views.

The Design

This unusually spacious lateral flat is decorated in a sophisticated contemporary style and presented in excellent condition. Floor-to-ceiling windows fill the rooms with light, while wooden floors create a sense of harmony. It includes underfloor heating and air conditioning throughout.





The Neighbourhood

Compass House has a porter and this property enjoys direct lift access. Residents also have two underground parking space.

Kensington Gardens Square is an impressive square of stucco houses built in the mid-nineteenth century around a communal garden. Compass House lies to the north of the square in a modern building designed to match the terraces of Italianate architecture.

From here, the many restaurants and shops of Westbourne Grove are within easy reach. Queensway Station is a short walk away, and beyond that lie the open spaces of Hyde Park. In addition, the historic Whiteley's department store has recently been developed into a desirable shopping and dining destination.

Compass House,
Kensington
Gardens Square,
W2

Approx. gross internal area
2685 Sq Ft - 249.44 Sq M

Approx. outdoor area
774 sq ft / 71.94 sq m

**RUSSELL
SIMPSON**

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.



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk