



CLOSE X



RUSSELL SIMPSON

Modern two bedroom flat to rent in
a stylish Bayswater building

COMPASS HOUSE
BAYSWATER W2

Compass House

£1,268 P/W

↓



CLOSE ×

BEDROOMS 2	INTERNAL 906 SQ FT 84 SQM	OUTDOOR —	FURNISHED STATUS Unfurnished
BATHROOMS 2		EPC B	COUNCIL TAX Westminster City, G



The Property



CLOSE X

Spacious flat with recently renovated interiors on a sought-after square close to Hyde Park

Entering the flat on the second floor, the front hall leads through to a generous reception room. As well as an open-plan kitchen with modern appliances, this room has space for separate dining and eating areas. In addition, double French doors open onto a south-west-facing Juliet balcony, bringing in extra light.

CGI Images have been used.



Indoor Spaces

↓  CLOSE X

The other side of the flat contains a pair of bedrooms. The principal bedroom has an ensuite bathroom and a walk-in wardrobe. There is a second bedroom and a second bathroom, as well as further storage space.

The flat has been recently renovated, with wooden floors and modern decorations to create a sophisticated space. It includes underfloor heating and air cooling throughout, and can be furnished for an additional one-off fee.

img 1 Reception Room

img 2 Bedroom





↓

🖨

CLOSE ✕

The Neighbourhood

Compass House includes a lift and a porter.

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 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.



img 1	Exterior
img 2	Lobby



CLOSE X

Compass House, Kensington Gardens Square, W2

**RUSSELL
SIMPSON**

Approximate Internal Area

906 sq ft/ 84 sq m

Outside Area

5 sq ft/ 0.5 sq m

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**



CLOSE X

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021