

FOR SALE



Craven Hill Gardens, Westminster, W2

GUIDE PRICE £475,000 Leasehold

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Property Description

This luxurious and spacious one-bedroom apartment is situated on the lower ground floor of Craven Hill Gardens in Bayswater. Designed with contemporary living in mind, the property has been finished to an exceptional standard and features high-quality, modern appliances throughout. Offered to the market Chain Free.


Ideally positioned in the heart of central London, the apartment is just minutes from Hyde Park and the lively neighbourhood of Notting Hill. Excellent transport links are close at hand, with Paddington, Bayswater, Queensway, and Lancaster Gate stations all within easy reach. A wide selection of local shops, cafés, and amenities further enhances the convenience of this prime location.

Craven Hill Gardens, set within the prestigious W2 postcode, is an elegant and highly desirable residential street. Known for its grand, stucco-fronted Victorian architecture, the area offers a picturesque and sophisticated setting moments from Paddington and Hyde Park.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾

736 ft²

68.3 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 97 years remaining

Service Charge – £3603.40

Ground Rent – £100

Council Tax Band – E

Local Authority – City of Westminster



Property Type
Flat (Lower Ground Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



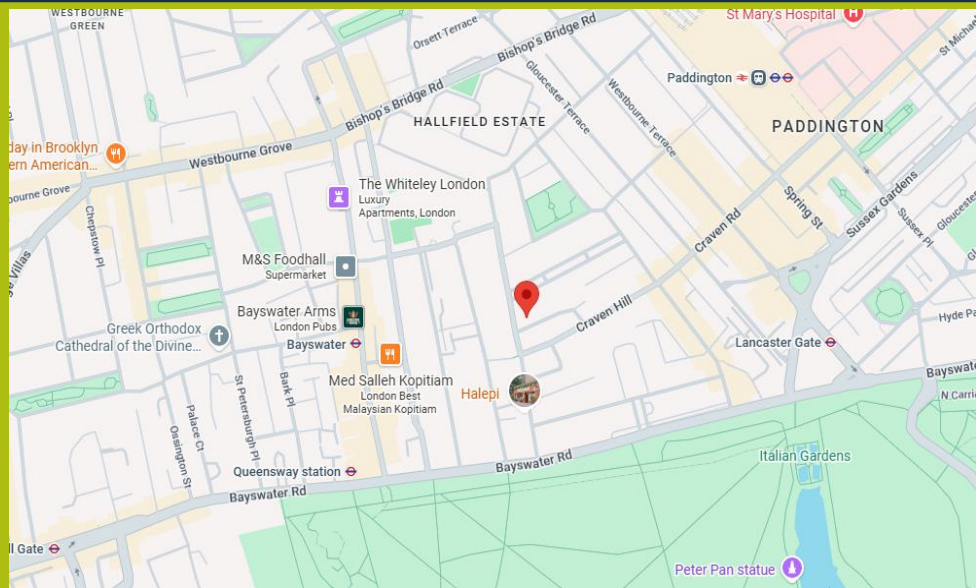
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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