



Bathurst Street, London W2

Bathurst Street, London W2

An exceptional seven bedroom terraced house for sale, spanning over four floors and featuring two private landscaped terrace areas. The house has been cleverly designed throughout and recently renovated to a high standard to provide a luxurious lifestyle.

The property features generously proportioned rooms throughout. The ground entrance floor boasts a large reception room which is awash with natural light and offers a feature fireplace and bespoke joinery, along with dining room leading through to the first patio terrace.

Stairs lead down to a family kitchen (designed by Poggenpohl) and breakfast room with an adjacent utility room, WC and seventh bedroom with en-suite bathroom accessed via a private entrance.



Guide price: £6,499,500

Tenure: Leasehold: approximately 100 years remaining

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H

A magnificent Art Deco staircase leading to the first floor, which hosts a principal bedroom with its own dressing room, en-suite bathroom and a further bedroom suite and an additional bedroom/study. There are three further bedrooms on the upper floor, which are all of generous sizes and an additional bathroom.

The property further benefits from air conditioning to principal rooms, smart home integration with entertainment system, CCTV and alarm system. A separate garage is also accessed through the adjacent mews.

Bathurst Street is located moments from the pretty boutiques and restaurants of Connaught Village and the green spaces of Hyde Park. Local transport links can be found nearby at Lancaster Gate (Central line) underground station or Paddington mainline (Heathrow Express, Network Rail) and underground (Elizabeth, Hammersmith & City, Bakerloo, Circle and District lines) stations.















Approximate Area - 318.8 sq m / 3,431 sq ft
Vaults - 10.8 sq m / 116 sq ft
Garage - 26.5 sq m / 285 sq ft
Total - 3673 sq m / 3954 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Hyde Park
1 Craven Terrace
London
W2 3QD

020 7871 5060

hydepark@knightfrank.com



On instructions
from Strettons



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2023. Photographs and videos dated March 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.