



The Baynards, Hereford Road

Notting Hill, W2

CHESTERTONS





The Baynards is a sought-after development on Westbourne Grove, Bayswater and benefits from a 24-hour concierge, secure underground parking, bicycle storage area, communal gardens and a gym.

The largest apartment in The Baynards this circa 1361 square foot lateral apartment with two balconies and lift has three large double bedrooms. The principle bedroom has its own private balcony. Additionally there are two bathrooms (principle has an en-suite), lots of storage and access to the Baynards Gym, Private Communal Gardens, as well as an underground parking space that can accommodate multiple vehicles.

It is well located for the many shops and restaurants of Notting Hill Gate, Westbourne Grove and the £3bn redevelopment scheme on Queensway where there are massive developments such as The Whiteley's and Park Modern, where apartments are being sold at over £4,000 per sq.ft.

Notting Hill Gate (Central Line, Circle and District Line) is 0.6 miles away and the wonderful Kensington Gardens / Hyde Park is only 0.5 miles away.

- Lateral three double bedroom apartment with two private balconies.
- 24 hour concierge with outstanding, on-site building management.
- Secure underground parking
- Bicycle storage, communal gardens and a gym.
- The largest unit in The Baynards.

Asking Price £1,750,000

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B		
62-80	C	75	83
43-61	D		
23-42	E		
7-22	F		
1-6	G		

Not energy efficient - higher rating code
 England, Scotland & Wales
 EU Directive 2002/91/EC

Tenure: Leasehold 974 years 2 months
Service Charge: £7,828.40 p.a.
Ground Rent: £750.00
Local Authority: Westminster
Council Tax Band: H

Chestertons Notting Hill Sales

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

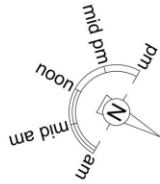
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Approximate Gross Internal Area = 1361 sq ft / 126.5 sq m



Fourth Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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