



The Baynards, Hereford Road
Notting Hill, W2





A 1,280 Sq. Ft, three-bedroom lateral apartment with private balcony situated in this prestigious Notting Hill mansion block, The Baynards.

The lateral apartment benefits from a 24-hour porter, lift, gym, bike storage, two secure private parking spaces and two private communal gardens.

A gorgeous open-plan reception/kitchen opens out onto the private balcony, that in turn overlooks the communal gardens below. This reception and balcony faces south-west so gets excellent light, particularly in the afternoon. The third bedroom and cloakroom can be opened with the bi-folding doors to connect with the reception to create a wider and even more luxurious living space. There are two further double bedrooms at the rear of the property, on the quiet Hereford Road side, both with en-suite bathrooms and walk-in wardrobes.

In a great location just off Westbourne Grove in Notting Hill where there are some of London's best boutiques, restaurants and bars. Notting Hill Gate (Central Line, Circle and District Line) is 0.6 miles away and the wonderful Kensington Gardens is only 0.5 miles away.

- Prestigious Mansion block in Notting Hill, two private parking spaces, lift and 24hr Porter.
- Three Double Bedrooms, two bathrooms, one WC.
- Share of the Freehold.
- 1280 sq.ft. Lateral Apartment.
- Private Balcony, gym and communal gardens.

Asking Price £1,750,000

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

Tenure: Leasehold. 973 years remaining with a Share of Freehold
Service Charge: £7,540 p.a.
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: H

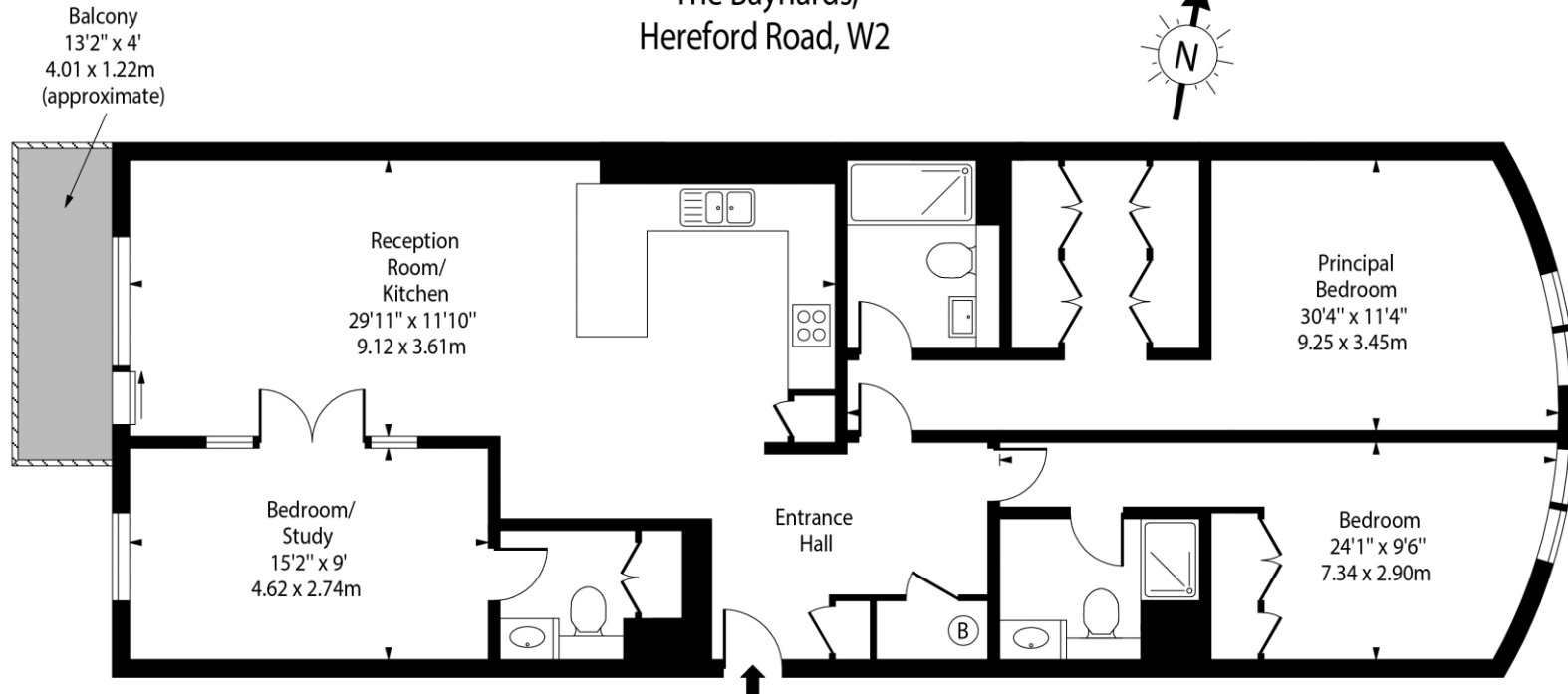
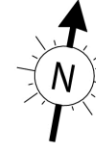
Chestertons Notting Hill Sales

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585
chestertons.co.uk

The Baynards,
Hereford Road, W2



Fifth Floor

Approx Gross Internal Area 1280 Sq Ft - 118.91 Sq M

For Illustration Purposes Only - Not To Scale

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable