



Hereford Road  
Notting Hill, W2

CHESTERTONS









A unique three double bedroom apartment with private balcony in The Baynards, a prestigious purpose-built development with 24hr porter, lift, gym, private communal gardens, bike storage and one secure private underground parking space, just off famous Westbourne Grove in Notting Hill. The flat and the parking space are being sold with a Share of the Freehold.

This front-to-back, lateral three-bedroom, three-bathroom (two en-suites) apartment is one of the largest in the developments, spanning 1270 sq. ft. and benefits also (unlike many of the other flats in the building) from a sunny, west-facing private balcony which is accessed from the 28ft. kitchen / dining / reception room. the balcony overlooks the pretty, private communal gardens, exclusive to the residents of The Baynards.

All rooms have good storage and the master bedroom has a walk-in wardrobe. There is further storage in the hallway.

The Baynards has an excellent location, just off from Westbourne Grove where there are some of London's best boutiques, restaurants and bars just a short stroll away. 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.

- Three double bedrooms.
- Three bathrooms (two en-suite).
- Sunny, west-facing private balcony.
- One secure private underground parking space.
- 1270 sq.ft.
- The Baynards, a prestigious purpose-built development with porter, lift, gym, private communal gardens, bike storage.

Price on Application

Energy Efficiency Rating		
Less energy efficient - lower running costs	Current	Potential
90-100 A		86
81-90 B		
72-81 C	74	
63-72 D		
54-63 E		
45-54 F		
36-45 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold. 972 years remaining with a Share of Freehold  
**Service Charge:** £7,285 p.a. (including a contribution to the reserve fund).  
**Ground Rent:** Peppercorn  
**Local Authority:** Westminster  
**Council Tax Band:** H

*Chestertons Notting Hill Sales*

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

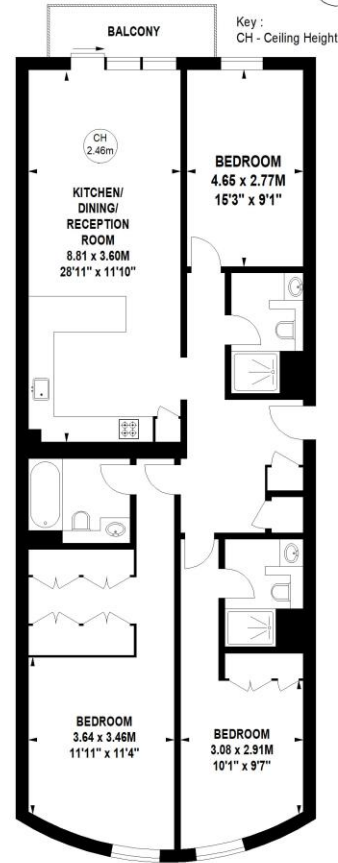
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**The Baynards,  
Hereford Road, W2**

Approximate gross internal area  
117.98 sq m / 1270 sq ft



**Third Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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