Knight Frank



PRINCES SQUARE

Bayswater, W2



GARDEN SQUARE APARTMENT

A beautifully proportioned Grade II listed first floor apartment with two private balconies and wonderful views across one of Bayswater's most picturesque garden squares.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold, approximately 236 years remaining on the lease

Ground rent: £1,000

Service charge: £3,366 per annum, reviewed every year, next review due 2027

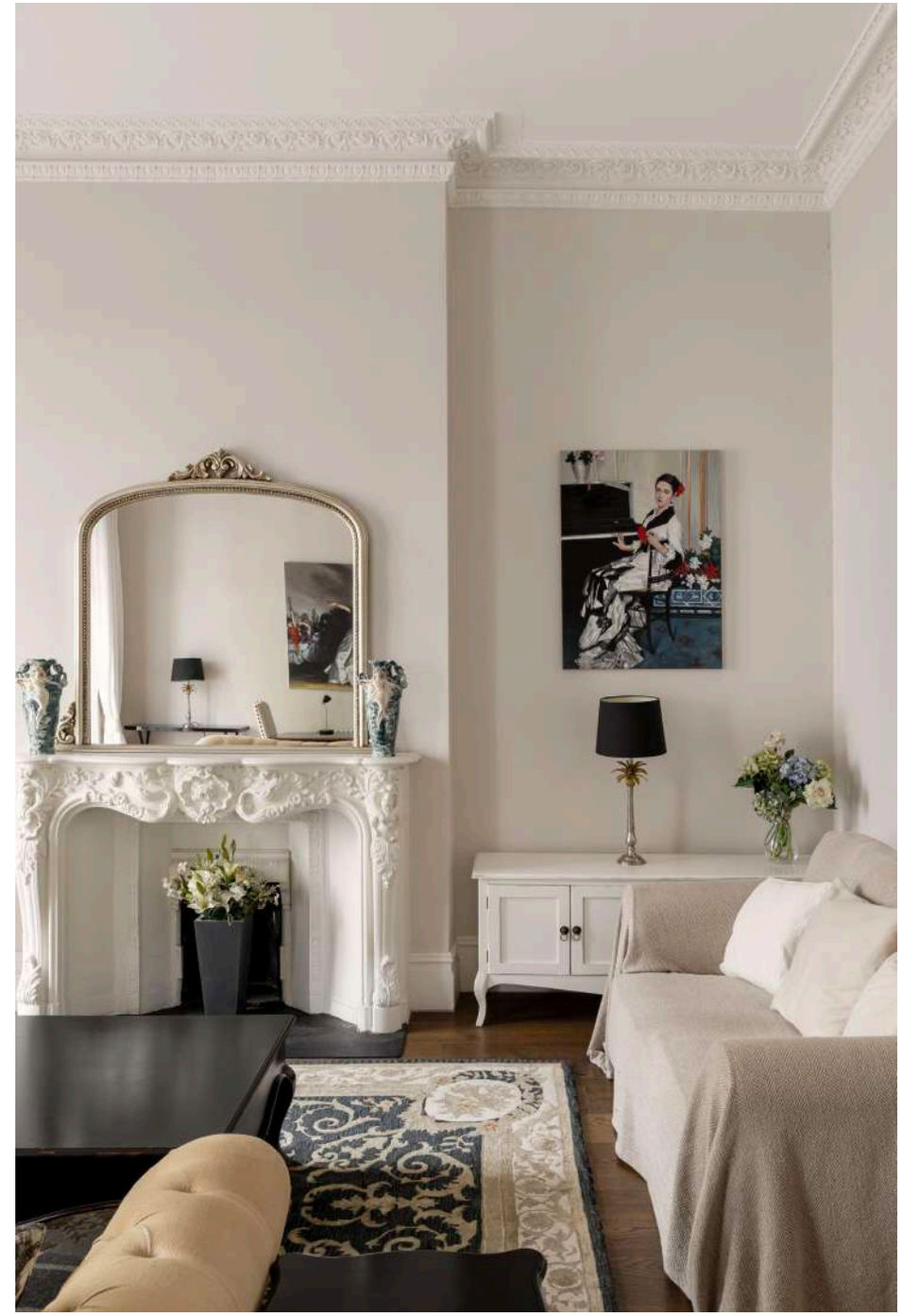
Guide Price: £1,450,000



PRINCES SQUARE CHARM

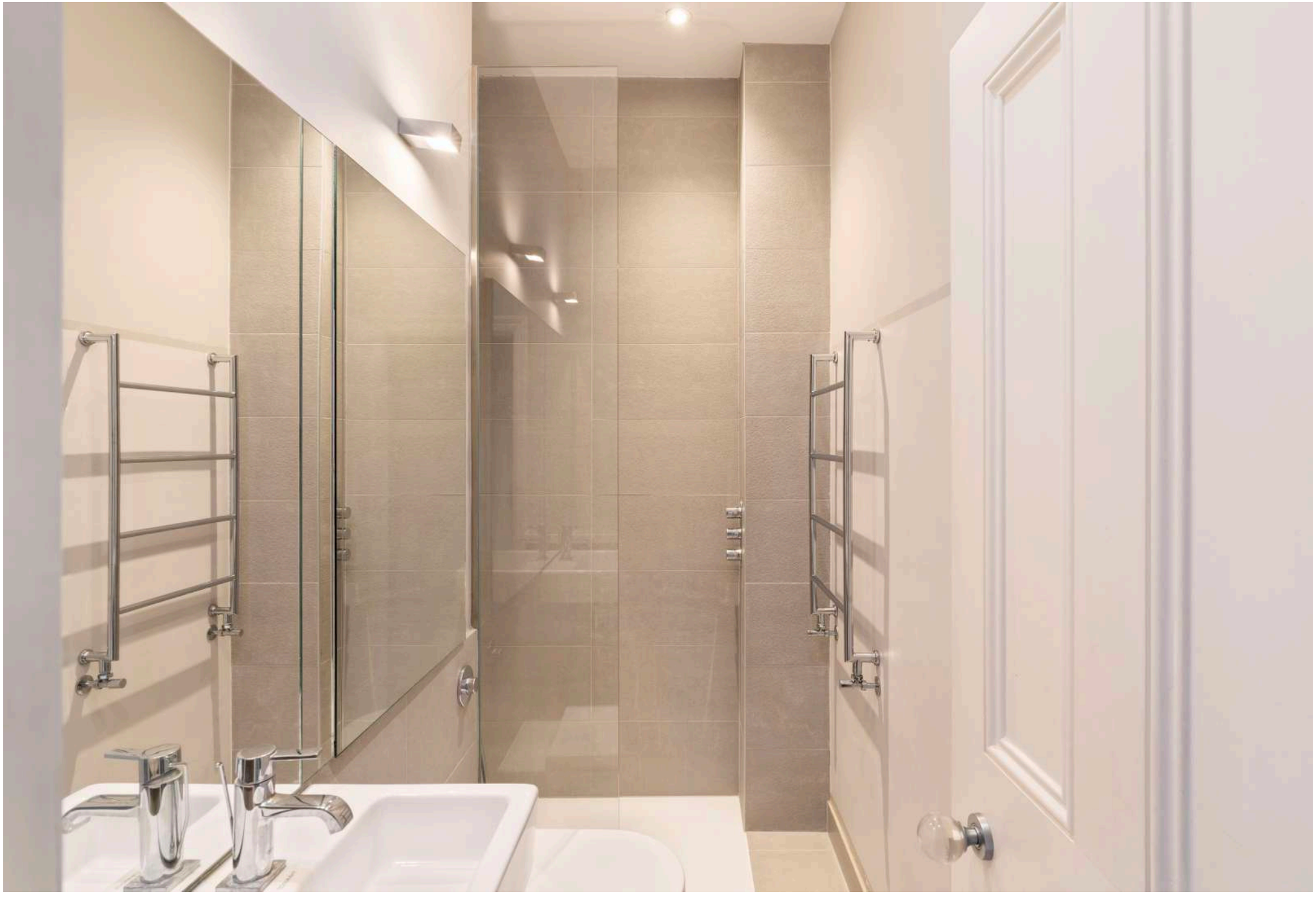
Occupying the first floor of an elegant stucco fronted period Grade II listed building on Princes Square, this charming apartment seamlessly combines period character with contemporary comfort. The property is defined by its exceptional entertaining space, abundance of natural light and attractive outlooks over the communal gardens.

The impressive reception room benefits from large French windows opening onto a private balcony, creating a wonderful sense of light and drawing the garden views directly into the apartment. High ceilings, decorative cornicing and a beautiful feature fireplace add a sense of elegance and architectural charm. The open plan kitchen and dining area is thoughtfully arranged, creating a sociable and practical living environment.



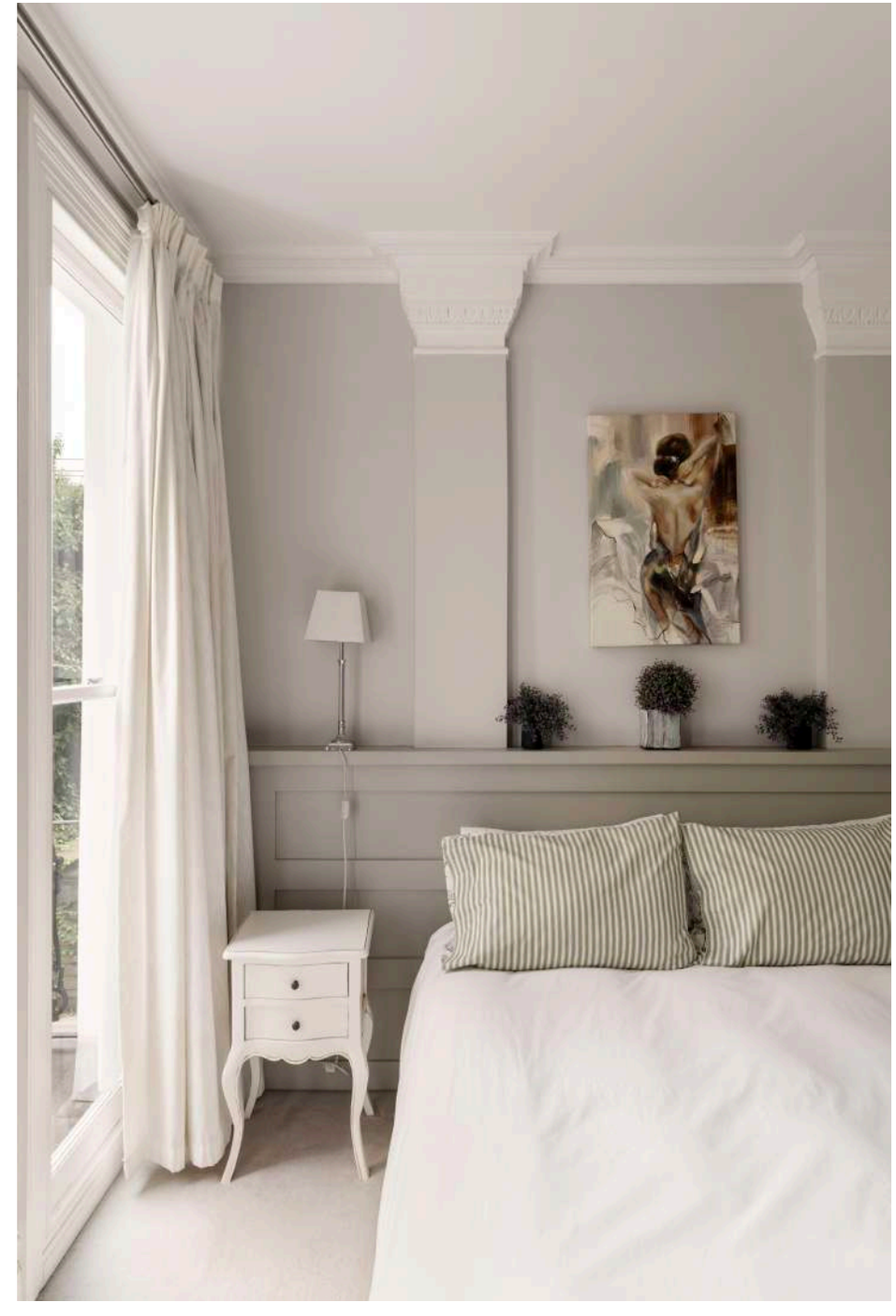



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BEDROOM WITH A VIEW

To the rear, the generous double bedroom provides a peaceful retreat and benefits from fitted wardrobes together with a private balcony overlooking the neighboring gardens. A contemporary shower room completes the accommodation. Beautifully presented throughout, this is an ideal London pied à terre, investment or full time residence in a prime W2 location.





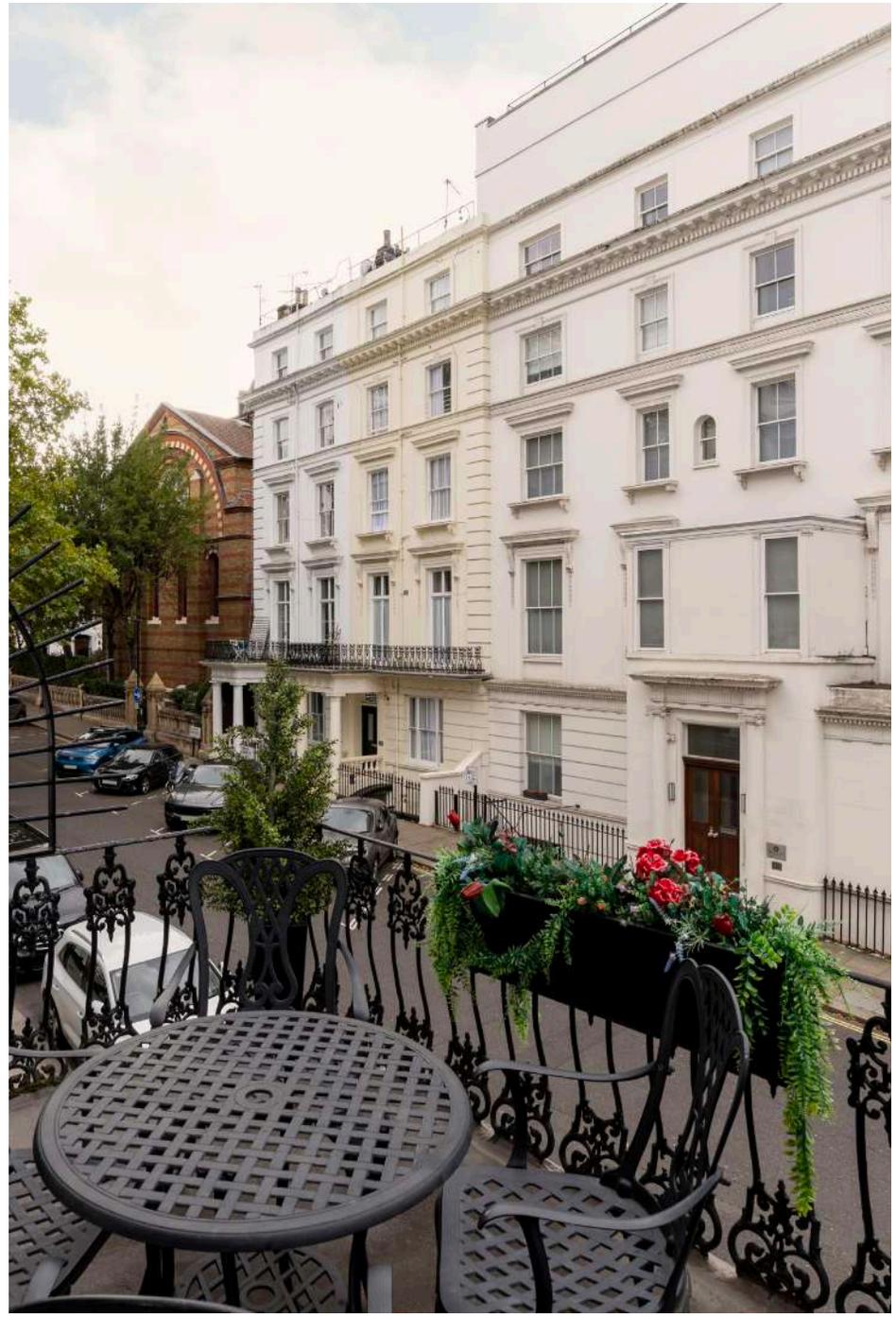


WEST LONDON ELEGANCE

Princes Square is one of Bayswater's most sought after garden squares, ideally positioned between Notting Hill and Hyde Park. Residents enjoy easy access to the boutiques, cafés and renowned restaurants of Westbourne Grove, Queensway and Portobello Road, while the open spaces of Kensington Gardens and Hyde Park are within easy walking distance.

Excellent transport connections are available from nearby Bayswater, Queensway and Paddington stations, providing swift access across London and direct links to Heathrow Airport via the Elizabeth line and Heathrow Express.

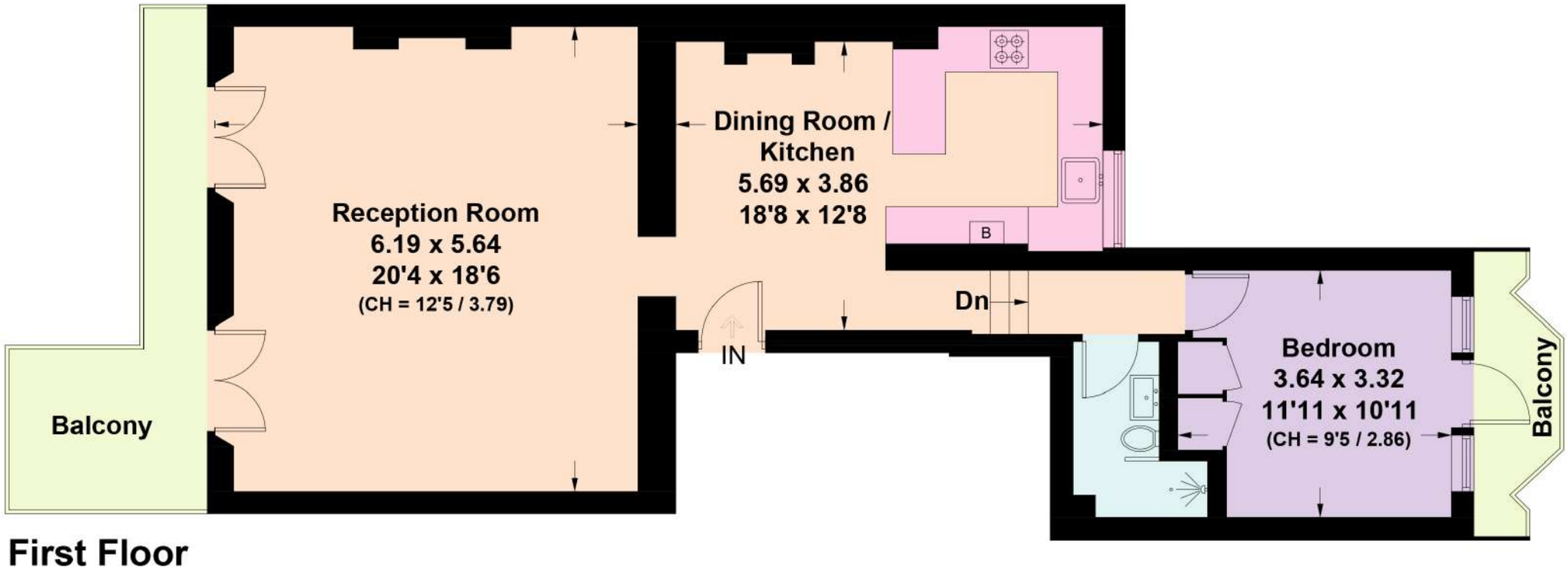
Combining elegant period architecture, private outdoor space and beautiful garden views, this is a quintessential West London apartment in an exceptional setting.




PRINCE'S
SQUARE W2
CITY OF WESTMINSTER
Except
cycles

Princes Square, W2

Approximate Gross Internal Area = 75.1 sq m / 808 sq ft



First Floor

Approximate Gross Internal Area = 75.1 sq m / 808 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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Your partners in property

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