Knight Frank



CAROLINE PLACE

Bayswater W2



FOUR STOREY TOWNHOUSE

A substantial four storey freehold townhouse in the heart of W2 with garage.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Freehold

Guide Price : £2,750,000



GRAND FREEHOLD RESIDENCE

This premier freehold house on Caroline Place comes to the market for the first time in 40 years. Providing 207.4 sq m (2,232 sq ft) of internal living space, the property represents an ideal opportunity for buyers seeking to customise a classic London home to their exact specification. The ground floor opens into a reception room and office featuring original character and rich parquet flooring. This level connects through a separate kitchen into a bright, rear facing conservatory. The space extends out to a private garden with the rare addition of a separate garage, delivering secure off street parking. There is also a w/c on the ground floor and a separate utility room with a sink. The utility room enhances day to day family living by helping to keep the main living spaces organised and clutter-free.





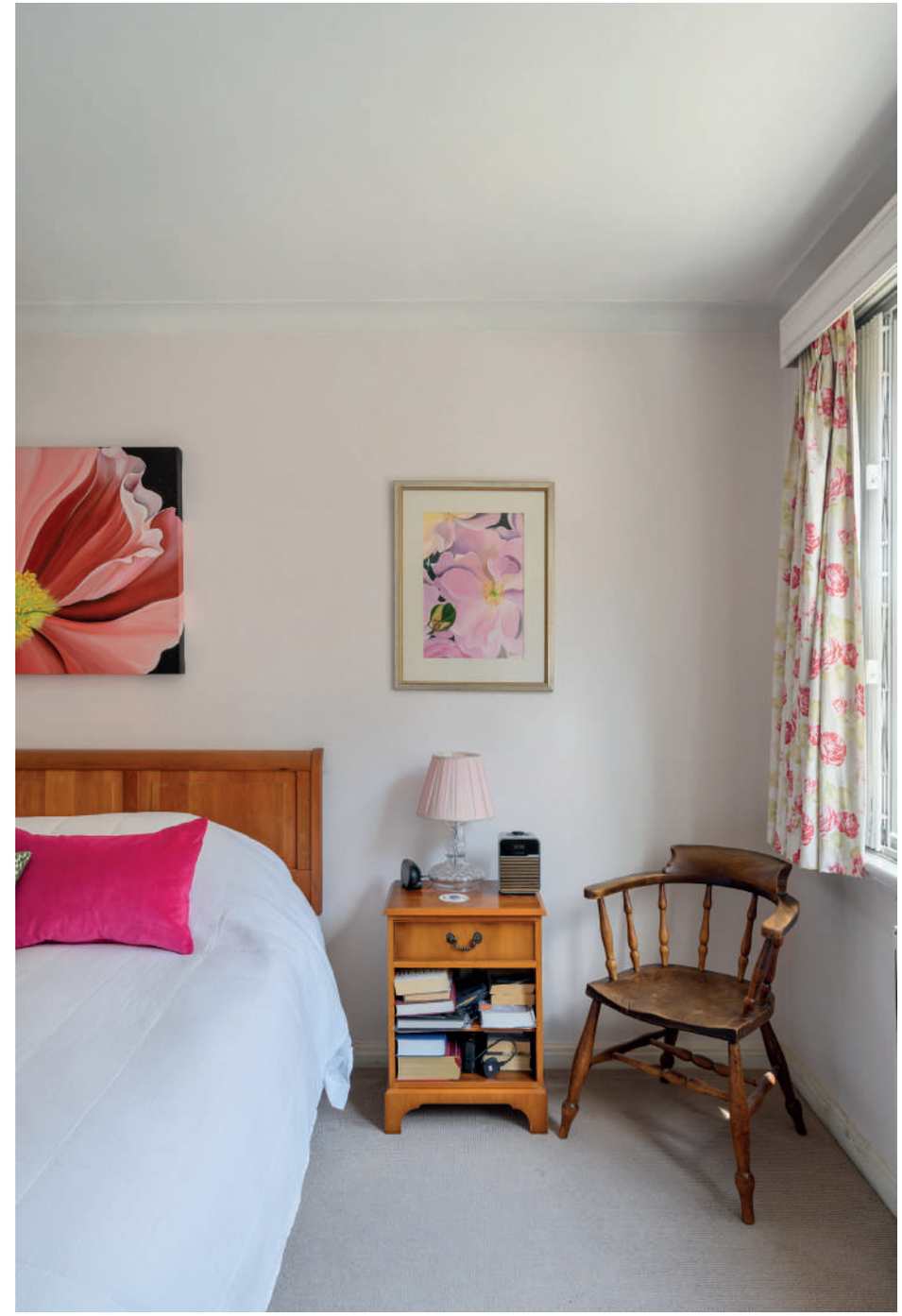






VERSATILE FAMILY HOME

The upper floors offer a highly flexible layout. The first floor contains a large principal bedroom with en-suite bathroom and an adjoining formal reception room. Three bedrooms and a family bathroom (with seperate W/C) occupy the second floor, while the third floor provides a further two bedrooms with eaves storage, and a shower room. There is also a good loft for additional storage. The house retains excellent structural integrity, proportions, and potential.




MARY







WEST LONDON LIFESTYLE

Caroline Place is a quiet residential enclave situated within the premium W2 postcode area of London. The property is positioned moments from the open green spaces of Hyde Park and Kensington Gardens. The location provides immediate access to the boutiques, cafes, and restaurants of Notting Hill, Westbourne Grove, and Bayswater. Transport links are excellent, with multiple London Underground stations and major transport hubs nearby for fast access across the capital.





Caroline Place, W2

Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft
Garage = 14.8 sq m / 159 sq ft
Limited Use Space & Eaves = 20.2 sq m / 217 sq ft
Total = 242.3 sq m / 2608 sq ft



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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. (ID1326572)

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We would be delighted to tell you more.

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