



Hereford Road  
London, W2

CHESTERTONS





A beautifully presented two bedroom apartment set on the fifth floor of The Baynards, one of Notting Hill's premier developments. The property offers bright, contemporary lateral living with excellent proportions throughout.

The apartment features a spacious open-plan kitchen/reception room with sleek integrated appliances, ample storage, and floor to ceiling windows that flood the space with natural light. Sliding doors lead directly off the reception room onto a private balcony, enjoying peaceful views across tree-lined streets.

The main bedroom benefits from fitted wardrobes and an en suite bathroom, while the second double bedroom is also generously sized. A further modern bathroom completes the accommodation.

Additional benefits include lift access, secure underground parking, a 24-hour concierge, residents' gym, beautifully maintained communal gardens, and excellent security.

The Baynards is ideally positioned just off Westbourne Grove, moments from the boutiques, cafés, restaurants, and excellent transport links of Notting Hill, offering superb convenience in one of West London's most sought-after locations. Notting Hill Gate Underground station (Central, Circle and District lines) is approximately 0.6 miles away, while the open green spaces of Kensington Gardens and Hyde Park are within approximately 0.5 miles.

- Two bedroom, two bathroom apartment
- Private balcony with great views
- Fifth floor with lift access
- 24 hour concierge, gym and communal gardens
- Secure underground parking

Asking Price £1,400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

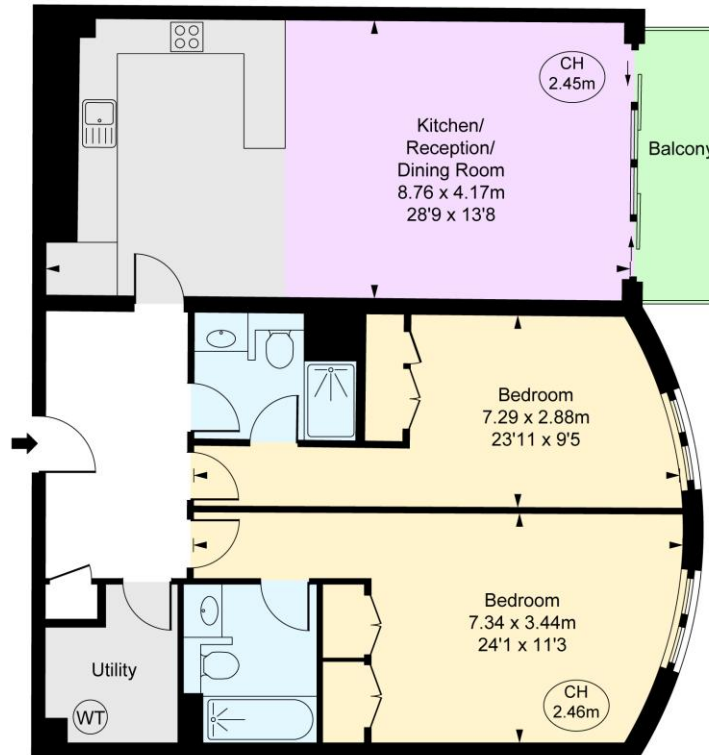
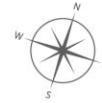
**Tenure:** Leasehold 971 years 7 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

**Chestertons Notting Hill Sales**

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

nottinghill@chestertons.co.uk  
 0203 040 8585

The Baynards,  
 Hereford Road, W2  
 Approximate Gross Internal Area  
 96.60 sq m / 1,040 sq ft  
 ( CH = Ceiling Heights )



Fifth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
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