



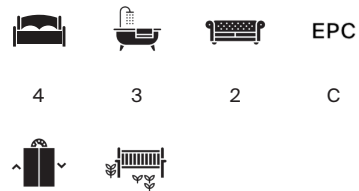
CRAVEN HILL GARDENS

Bayswater, W2



STYLISH CITY LIVING

Stylish four bedroom home with direct lift, in house porter, and beautifully landscaped communal gardens



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold (Approximately 987 years remaining)

Ground rent: £1,000, reviewed yearly

Service charge: £35,000 per annum, reviewed every year, next review due 2027

Guide Price : £5,350,000



ARCHITECTURAL ELEGANCE

Impressive 3.6 m ceilings soar above a beautifully proportioned open plan entertaining area, enhanced by a retractable skylight in the centre of the living room that fully opens to the sky, while the solid oak floors and comfort cooling throughout with every room fitted with air conditioning, ensure effortless comfort all year round.









BEDROOM ACCOMMODATION

The bedroom accommodation is currently arranged as two generous double bedrooms, each with its own en suite bathroom, together with a third bedroom that also benefits from an en suite. The current owner has thoughtfully reconfigured part of the third bedroom to create an elegant dressing room; however, this can be easily reinstated to its original double bedroom layout, offering excellent flexibility to suit a variety of lifestyle requirements. In addition, the TV reception room could also be utilised as a fourth bedroom if required.

A private lift provides direct access to the apartment floor, while residents enjoy the convenience of portage and access to beautifully maintained private communal gardens.







PERFECTLY POSITIONED

Set in the heart of Bayswater, the location offers the tranquillity of a private communal garden square just moments from Hyde Park and all the amenities, cafe's, shops and transport links of Notting Hill, Lancaster Gate, Paddington or Queensway. Living here means elegant style and London convenience in equal measure.







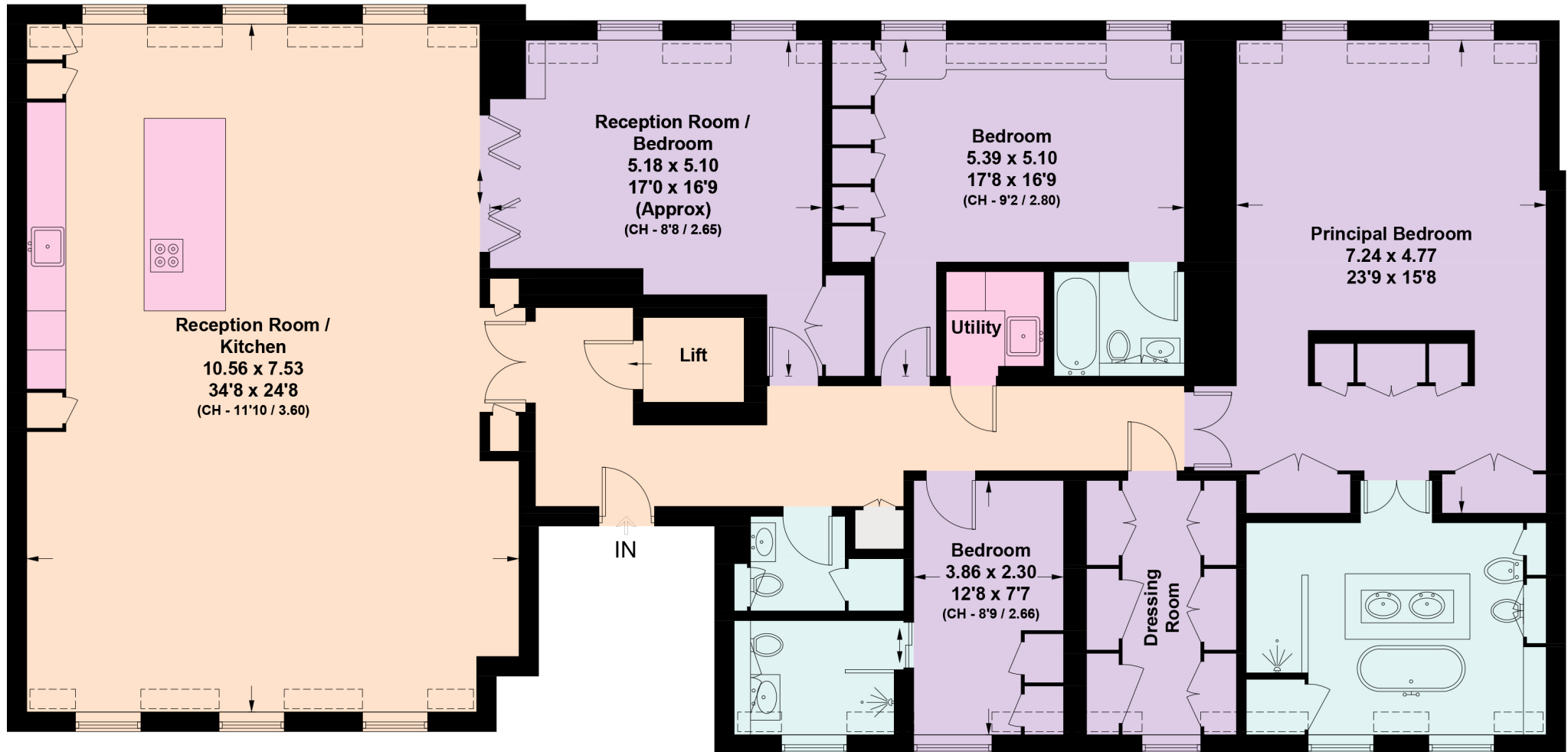
Craven Hill Gardens, W2

Approximate Gross Internal Area = 230.9 sq m / 2485 sq ft
(Excluding Lift)

Including Limited Use Area (8.4 sq m / 90 sq ft)



[---] = Reduce head height below 1.5m



Approximate Gross Internal Area = 230.9 sq m / 2485 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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