



Conduit Passage
London, W2

CHESTERTONS





The Old Bake House that was rebuilt and completed in 2024, occupies a wonderfully unexpected position within Conduit Passage, a charming, cobbled enclave that feels worlds away from the energy of central London. Behind its unassuming façade lies a beautifully refurbished freehold home that combines contemporary interiors with the character and charm of its unique setting. Stretching over 22 feet in length, the open plan kitchen, dining and reception room is flooded with natural light from the full width glazed doors at the rear, drawing the eye towards the courtyard beyond. The result is a space that feels far larger than its footprint suggests, creating a seamless connection between indoors and out. At the heart of the room, a beautifully designed kitchen features high end matte quartz worktops and integrated appliances, combining contemporary style with everyday functionality. An external store provides valuable additional storage. Upstairs, two well-proportioned double bedrooms are served by stylish contemporary bathrooms, while thoughtful design and carefully considered finishes create a home that feels both practical and inviting. Conduit Passage remains one of Bayswater's lesser-known addresses, offering a tranquil setting walking distance from Hyde Park, Westbourne Grove and Paddington. Excellent transport links, including the Elizabeth Line and Heathrow Express, provide convenient access across London and beyond.

- Approx. 633 sq ft / 58.8 sq m
- Quiet pedestrianised setting
- Two double-bedrooms, two bathrooms
- Open plan Reception room extending over 21 ft in length
- Full width glazed doors opening onto the courtyard garden
- Characterful architecture with modern finishes
- Additional external storage
- Thoughtfully arranged over two floors
- Characterful home with contemporary interiors
- High end matte quartz worktops
- Walking distance from Hyde Park
- Excellent transport links

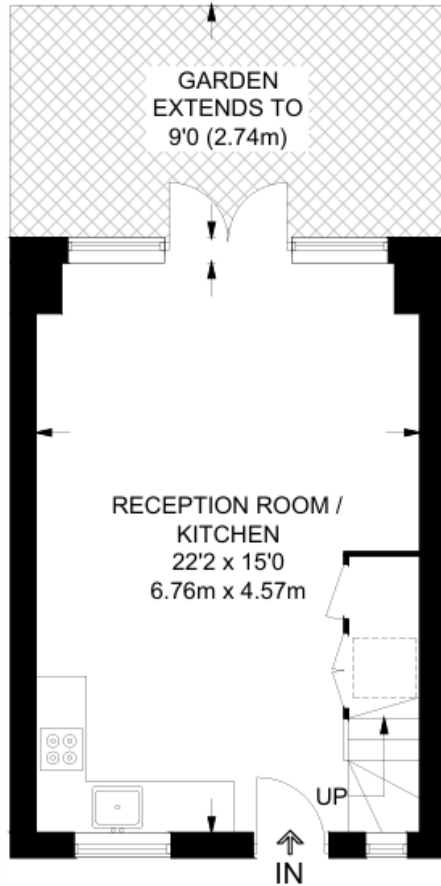
Asking Price £1,250,000

EPC COMING
SOON

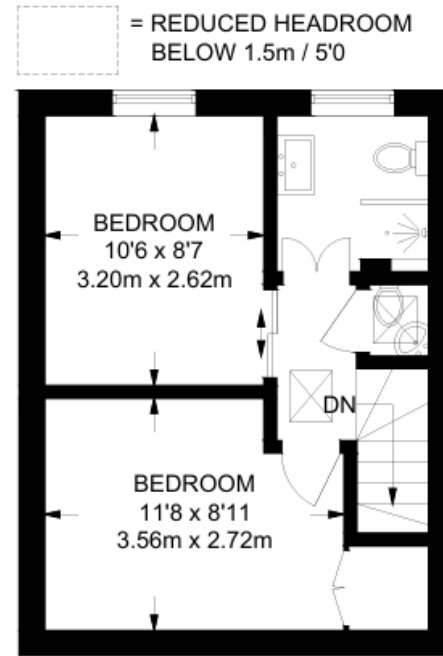
Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Local Authority: Westminster
Council Tax Band: F

Chestertons Hyde Park & Marylebone Sales

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GROUND FLOOR
335 SQ FT / 31.1 SQ M



FIRST FLOOR
298 SQ FT / 27.7 SQ M

APPROXIMATE GROSS INTERNAL AREA
633 SQ FT / 58.8 SQ M

