



The Baynards, Hereford Road
London, W2

Asking Price £1,700,000

CHESTERTONS





A beautifully proportioned three-bedroom apartment in the highly sought-after Baynards development, moments from Westbourne Grove.

Set on the first floor and extending to an impressive 1,329 sq ft, this spacious two-bathroom apartment offers well-balanced accommodation and an excellent combination of comfort, convenience and modern living.

At the heart of the property is a generous open-plan kitchen and reception room, providing ample space for distinct dining and seating areas — ideal for both entertaining and relaxed everyday living. The three bedrooms offer excellent flexibility for family living, guests or home working.

Residents of The Baynards benefit from an impressive range of amenities, including 24-hour concierge, lift access and a residents' gym. The property also comes with the significant benefit of a designated underground parking space.

The location is equally appealing, with the independent boutiques, cafés and acclaimed restaurants of Westbourne Grove right on the doorstep. Notting Hill Gate Underground station is also within easy reach, providing convenient access to the Central, District and Circle lines and making travel across London effortless.

- Impressive 1,329 sq ft three-bedroom, two-bathroom first floor apartment
- Highly sought-after Baynards development moments from Westbourne Grove
- Spacious open-plan kitchen and reception room with separate dining and seating areas
- Exclusive resident facilities including 24-hour concierge, lift and gym
- Designated underground parking space
- Prime West London location close to Westbourne Grove and Notting Hill Gate Underground

Tenure: Leasehold 999 Years from 1 January 1999 plus Share of Freehold

Service Charge: £9,250 (Per annum/Approx)

Ground Rent: Peppercorn

Local Authority: City Of Westminster

Council Tax Band: H

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

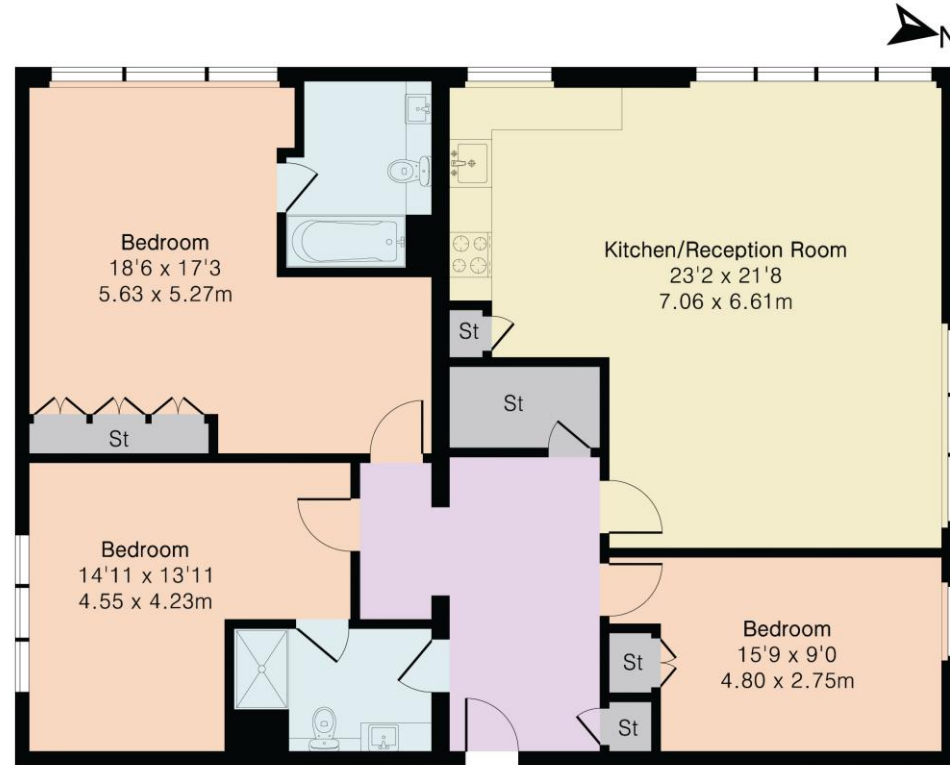
London

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Approximate Gross Internal Area 1329 sq ft - 123 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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