



LEINSTER SQUARE

Notting Hill W2



STUNNING DUPLEX APARTMENT IN BAYSWATER

A meticulously refurbished garden apartment in Leinster Square,
blending timeless period character with contemporary design and
luxury finishes



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold, approximately 982 years remaining

Service charge: £2,276 per annum, reviewed each year, next review due 2026

Guide Price: £1,725,000



STRIKING DETAILING WITH QUALITY FINISHES

This exceptional ground floor apartment forms part of a handsome stucco fronted building on one of Bayswater's most desirable garden squares. Extending across the ground and lower ground levels, the property has been the subject of a complete architectural refurbishment by ABHRA Architects, creating a home of rare quality that balances historical integrity with striking modern detailing.

The principal living area is arranged as a flowing open plan space with herringbone French oak flooring, Calacatta Viola marble work surfaces and a suite of high specification appliances including Siemens, Miele and Quooker. Lighting has been carefully considered throughout, with sculptural fittings by Oecchio and Vibia. Restored period elements, such as original shutters and cornicing, sit harmoniously alongside contemporary interventions including bespoke resin flooring and underfloor heating.





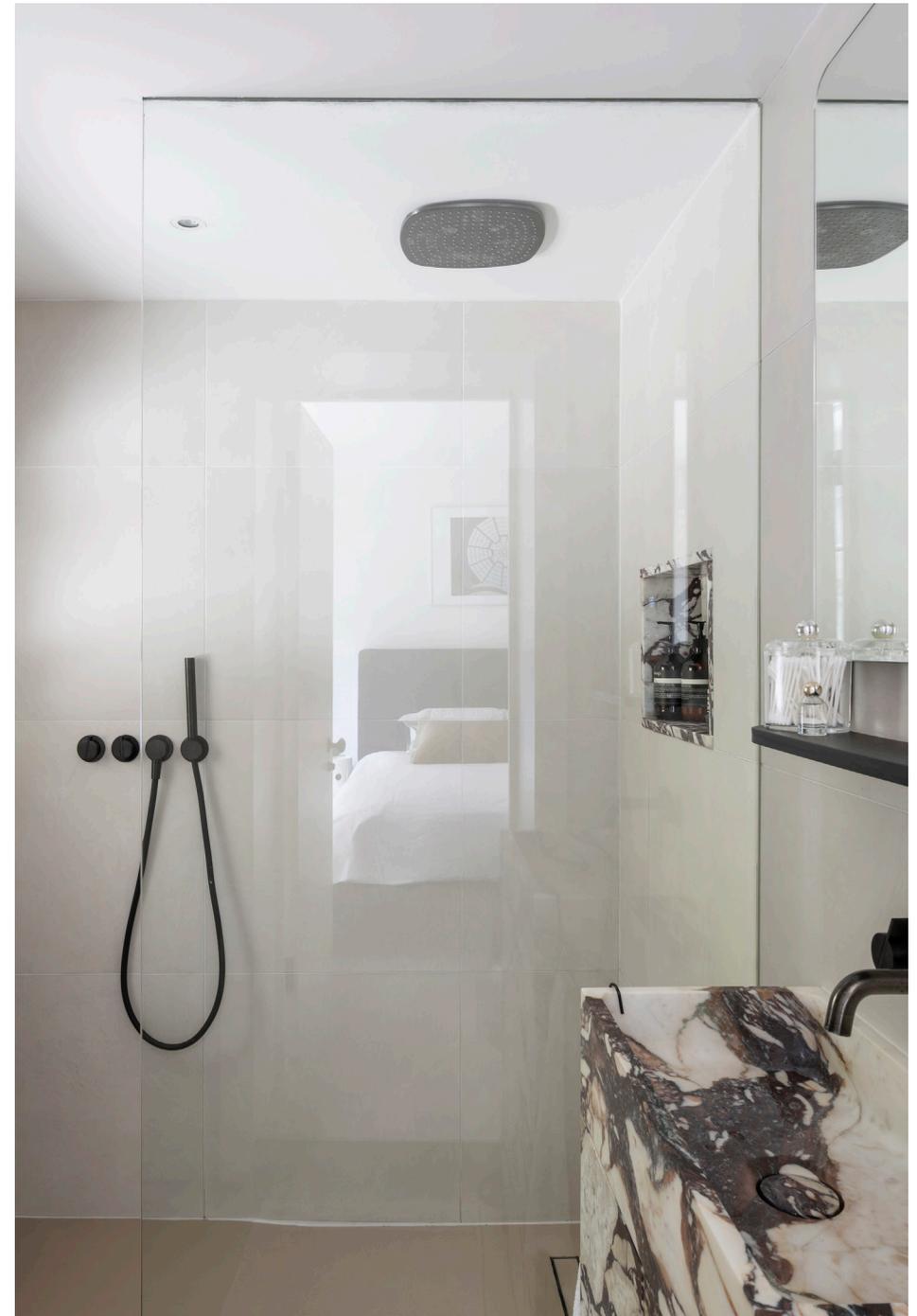




SERENE BEDROOM SUITE & PRIVATE GARDEN

The bedroom suite is a tranquil retreat, complete with marble finishes, Cocoon fittings and Vola heated rails, while the thoughtfully landscaped private garden extends the living space outdoors with porcelain tiling, sandstone paving and specimen trees including Ginkgo and Stewartia, offering year round visual interest. Additional features include Banham security, double glazing with black inserts, and a palette of Farrow & Ball paints to complete the interior aesthetic.

Leinster Square is one of the most elegant addresses in Bayswater, a tree lined garden square within easy reach of Notting Hill, Westbourne Grove and the green expanses of Hyde Park and Kensington Gardens.





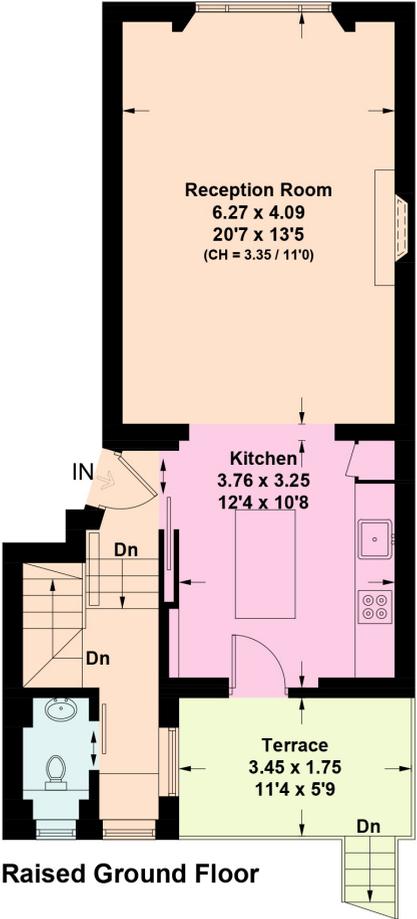
Leinster Square, W2



[Dashed box] = Reduced head height below 1.5m



Lower Ground Floor



Raised Ground Floor



Approximate Gross Internal Area = 82.9 sq m / 892 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)



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