Craven Hill Gardens, Bayswater

London, W2

HAMPTONS INTERNATIONAL

Beyond your expectations

A stunning two bedroom first floor apartment. EPC: E

Hamptons International
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www.hamptons.co.uk

First Floor | Period Building | Recently Refurbished | Reception Room | Fitted Kitchen | Master Bedroom (with Dressing Room and En-suite Bathroom) | Second Bedroom (En-suite) | Study Room | Guest WC | 1210 sq ft (112 sq m)

Asking Price £2,000,000 Leasehold

Description

Having been meticulously refurbished by the current owners, this spacious apartment occupies the grand first floor of an imposing white stucco-fronted building with impressive volume and ceiling height.

With a high specification and contemporary finish throughout the accommodation comprises master bedroom with en-suite bathroom and dressing area, second bedroom with en-suite bathroom, bright reception room, modern fitted kitchen, well proportioned study room and a guest WC.

Location

Craven Hill Gardens is a prestigious Bayswater address which is conveniently located for Kensington Gardens and Hyde Park (approx. 200 meters).

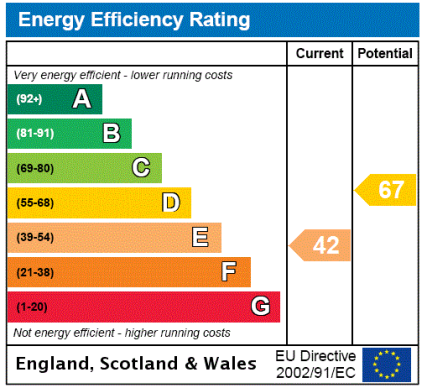
Nearby transport facilities include Lancaster Gate and Queensway (Central Line), Bayswater (Circle and District Lines) and Paddington (Bakerloo, Hammersmith & City, Circle and District Lines and Cross Rail due 2018) underground stations. In addition Paddington mainline station provides city, national and international connections via the Heathrow Express.

For motorists the A40 is nearby providing access to and from central London from the country.
Nearby fashionable districts include Westbourne Grove, Notting Hill, High Street Kensington and Marylebone High Street. Oxford Street is also nearby boasting the famous Selfridges store and Kensington and Knightsbridge are within reach via a short stroll across the open spaces of Hyde Park.

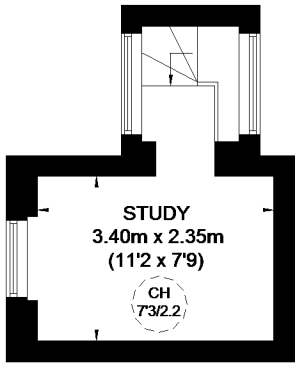
Additional Information

Local Authority:
City Of Westminster
Westminster City Hall
64 Victoria Street
London
SW1E 6QP
+44 (0) 20 7641 6000

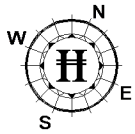
Council Tax Band H



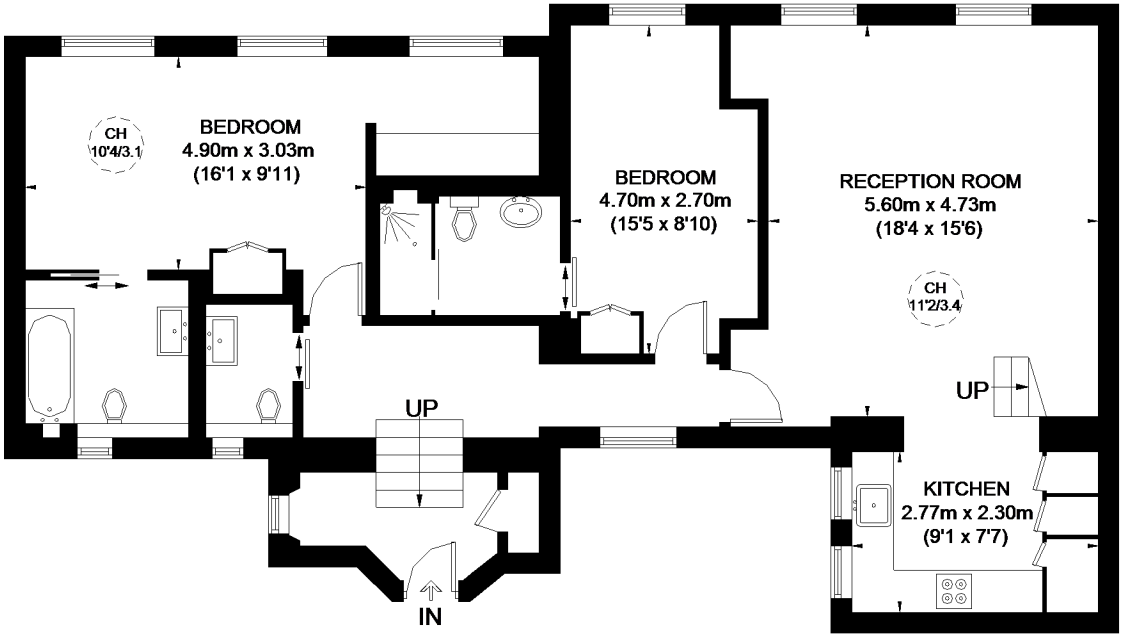
HILTON HOUSE



MEZZANINE



= CEILING HEIGHT



FIRST FLOOR

THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY
APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 1091 SQ. FT. (100.9 SQ. M.)
MEZZANINE = 119 SQ. FT. (11.1 SQ. M.)
TOTAL = 1210 SQ. FT. (112 SQ. M.)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID260866)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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