



Craven Hill Gardens

Bayswater, W2

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A sensational, light and beautifully presented penthouse with a porter, lift and communal garden access.

Occupying the fifth floor of this handsome period building to the north of Hyde Park, 31-35 Craven Hill Gardens was developed by British Land in 2016 from the former Hempel Hotel, a luxury 5-star boutique hotel, once a favourite of Victoria Beckham and Michael Jackson, who reserved the entire hotel during a stay there in 2006.



**2 RECEPTION
ROOMS**



3 BEDROOMS



3 BATHROOMS



**SHARE OF
FREEHOLD**



2,440 SQ FT



**PRICE
£5,950,000**



The property

This is a very special, three/four-bedroom, fifth floor penthouse apartment with outstanding, open plan entertaining space. South-west facing and characterised by a striking, retractable central skylight and 3.6m ceiling heights, the elegant, flexible family accommodation is flooded with daylight throughout.

The flat further benefits from direct lift access, portorage, solid oak flooring, comfort cooling and access to beautiful communal gardens. Currently arranged with three spacious bedrooms, the apartment could easily be returned to its original four-bedroom layout.

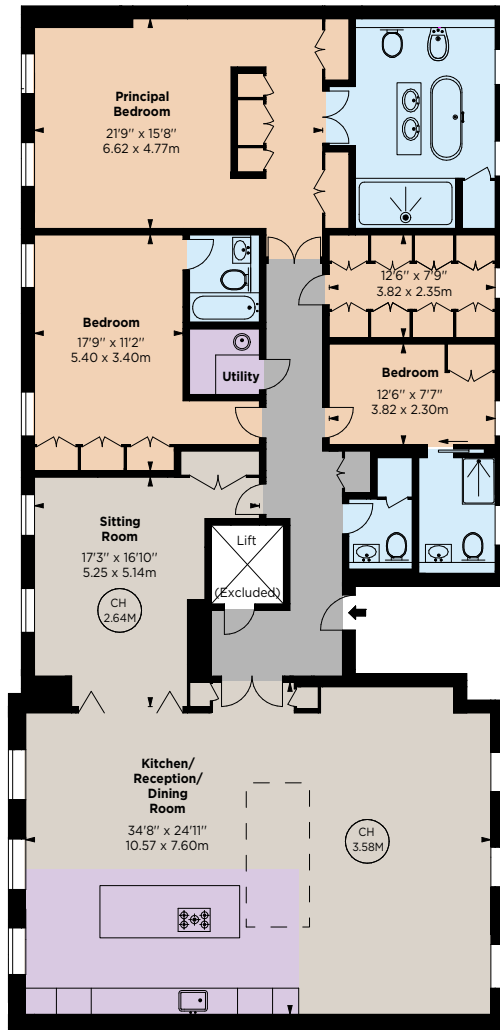
Location

Occupying the penthouse floor of this white stucco fronted Victorian building, Craven Hill Gardens is a beautiful garden square situated in a conservation area within easy striking distance of the green spaces of Hyde Park and Kensington Gardens.

It is within close proximity to the shopping and transport facilities of the local area and Lancaster Gate, Queensway and Bayswater underground stations (Central and District lines) and Paddington (Crossrail/Heathrow Express) stations are also close by.







FIFTH FLOOR

Floorplans

Gross internal area 2,440 sq ft (226.68 sq m)
excluding lift
For identification purposes only.

General

Tenure: 999 years from 29 September 2014 plus a Share of the Freehold

Service Charge: For the period 1/1/25 – 30/6/25, approximately £17,738

Ground Rent: £500 half yearly

Local Authority: City of Westminster

Council Tax: Band G

EPC Rating: C

Parking: Westminster resident's permit/on street

Broadband: Available

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