



Craven Hill Gardens, Bayswater, W2

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Craven Hill Gardens, Bayswater, W2

An outstanding three bedroom maisonette with a private entrance and access to beautiful communal gardens.

This wonderful and beautifully presented flat occupies approximately 1,927sqft on the ground and lower ground floors of this handsome, well maintained, part stucco fronted period building. The property has a generous south facing reception room with solid oak wood flooring throughout, leading through to a stylish kitchen with modern integrated appliances and French windows that lead onto a small private balcony. All three bedrooms have ensuite facilities with ample storage throughout.

Craven Hill Gardens is an attractive garden square and is within easy reach to the open spaces of Hyde Park and Kensington Gardens and ideally situated for the shops, bars and restaurants of Westbourne Grove, Notting Hill and Queensway. Local transport links include Paddington, (Network Rail, Heathrow Express) Queensway and Lancaster Gate underground stations (Central, Bakerloo, Hammersmith and City, Circle and District lines).

Entrance hall | Kitchen/Reception room | Three bedrooms | Three ensuite bathrooms | Separate WC | Porter | Vault | Balcony | Communal gardens | EPC rating B

### Terms

**Tenure:** Leasehold, 999 years from 29.09.2014

**Service Charge:** Approx. £6,500 bi-annually

**Ground Rent:** £850 per annum

**Council Tax:** Band H

**Local Authority:** The Royal Borough of Kensington and Chelsea

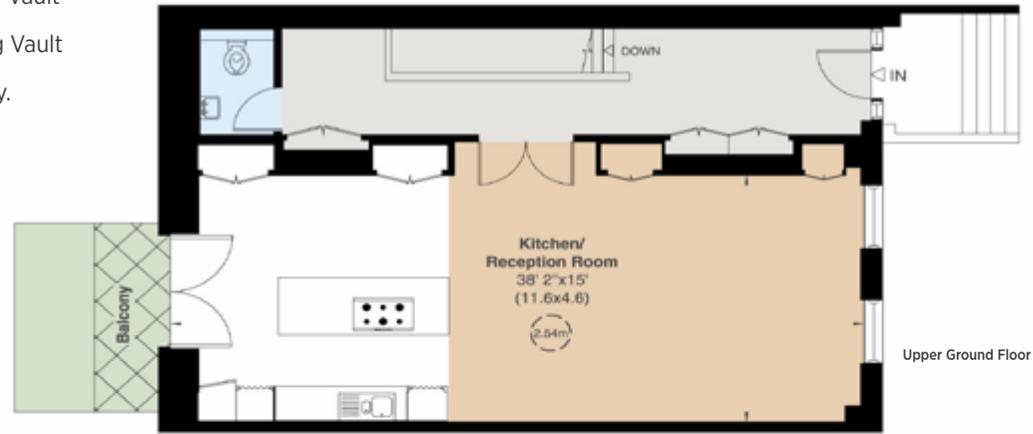
**Asking Price:** £2,250,000 Subject to Contract



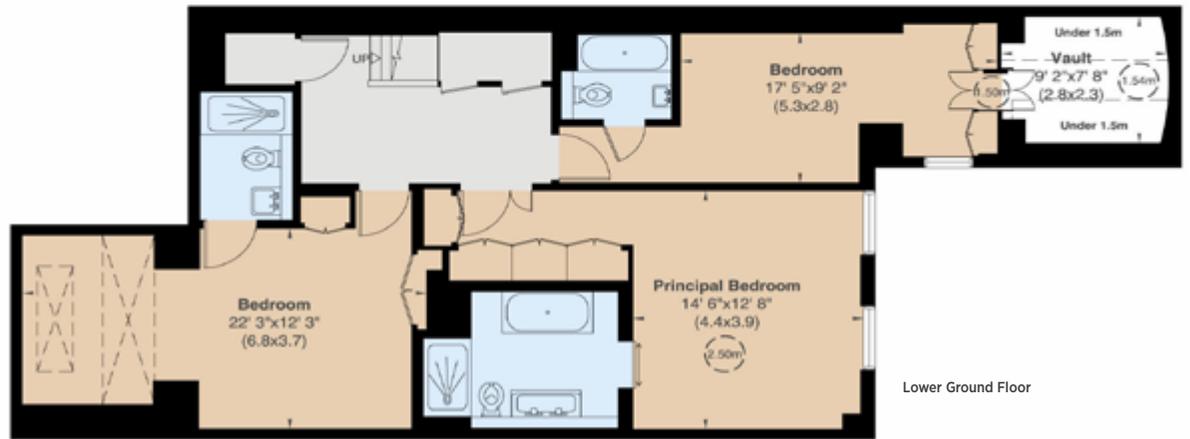




Approximate gross internal area  
 1,996 sq ft (185 sq m) Including Vault  
 1,927 sq ft (179 sq m) Excluding Vault  
 For identification purposes only.



Upper Ground Floor



Lower Ground Floor

## Notting Hill

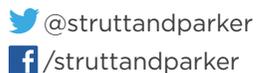
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