



A STYLISH TWO BEDROOM APARTMENT IN NOTTING HILL

HEREFORD ROAD, LONDON, W2 4TF

Guide Price £1,950,000 - Share of Freehold

**RUSSELL
SIMPSON**



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Beautifully presented • 2 bedrooms with ensuite • Open plan living, dining and kitchen • Utility room • Guest WC • 1,278 sq ft • Porter • Underground parking for 2 cars • Upper floor with lift • Gym

Description

Located on the 4th floor (with lift) of the sought after Baynards, this spacious two bedroom apartment has been meticulously refurbished.

The property offers a stylish open plan living, dining and reception room complimented by a sumptuous master bedroom suite and a generously sized guest suite.

Outside space comes in the form of a balcony accessed directly from the reception room, and enjoying across to the landscaped communal garden below. Furthermore, the apartment has a secure underground parking space for two cars.

The Baynards development offers 24/7 concierge and gym facilities.

Location

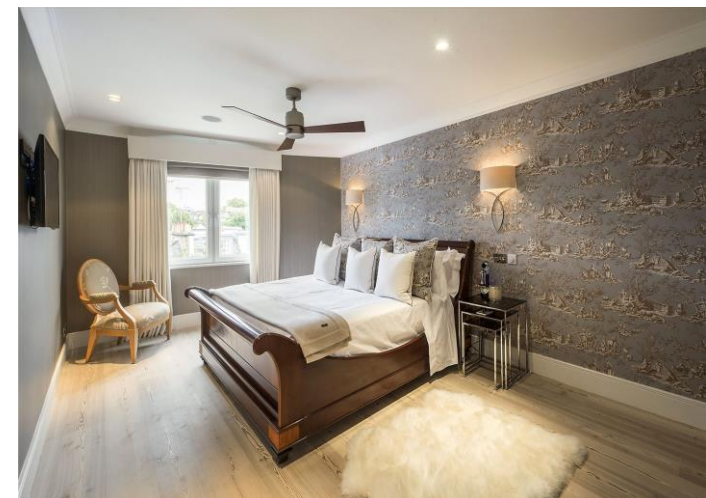
The Baynards is a popular development located in an enviable position just off Westbourne Grove. Its central location means the property benefits from proximity to a fine selection of boutiques, restaurants and shops.

Notting Hill Gate (Central, Circle & District lines), Queensway (Central line) and Bayswater (Circle & District) Underground stations are all within 0.5 miles. All also provide access to further shopping amenities.

In addition, the wide open spaces of Kensington Gardens are close by.

Service Charge

Approx. £1,400 per quarter





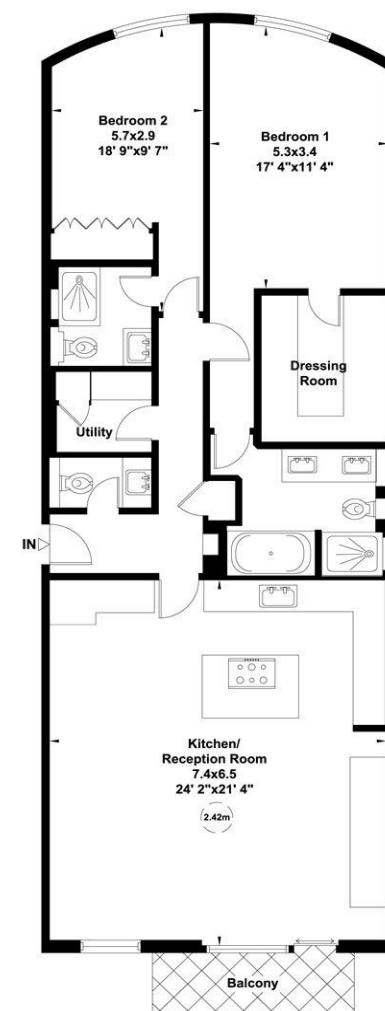
Hereford Road, W2

Gross internal area (approx.)

119 Sq m (1278 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC