



A beautifully presented four bedroom apartment overlooking a garden square.

Craven Hill Gardens, London, W2

£4,750,000 Leasehold





Immaculately presented • Wonderful living & entertaining space  
• Private terrace • Access to a garden square • Highly desirable location

#### About this property

Overlooking and with access to a stunning garden square, an impressive three/four bedroom split level apartment occupying the entire ground floor of this grand stucco-fronted building.

Immaculately presented and with a modern finish, this generous apartment measures close to 3000 sq ft and is accessed via a private entrance. The ground floor double reception room is adjacent to the modern kitchen breakfast room and offers high ceilings and desirable views of the garden square.

In addition to the wonderful living space there is a welcoming study and three good sized bedrooms, including two luxurious bedrooms complete with en suite bathroom and shower rooms and spacious dressing areas, the principal bedroom also has access to a private patio.

#### Local Information

Moments from Hyde Park, Craven Hill Gardens is considered one of Bayswater's premier streets and is close to the significant redevelopment of Whiteley's shopping centre. In addition, it is conveniently located in between the international transport links at Paddington Mainline Station (Heathrow Express) and the amenities that Westbourne Grove and Queensway have to offer.

Lancaster Gate underground station (Central line) is close by, as is Bayswater (Circle and District line).

#### Tenure

Leasehold

#### Local Authority

City of Westminster

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

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Craven Hill Gardens

Gross internal area (approx) 265.87 sq m / 2862 sq ft

Key :  
CH - Ceiling Height



For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	70
(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 	

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