



A fantastic and bright three bedroom duplex apartment with access to a stunning roof terrace

Princes Square, London, W2

£1,800,000 Leasehold



Porter • Stunning roof terrace • Panoramic views • Views and access into communal gardens • Prime Bayswater location

Local Information

Princes Square is an elegant garden square in Notting Hill, located just to the south of Westbourne Grove and benefits from all the amenities Westbourne Grove and Queensway has to offer. The location is set to benefit long term from the re-development of the iconic Whiteleys shopping centre.

The transport links close by are - The apartment is 0.2 miles from Bayswater station (Circle line and District line) 0.3 miles from Queensway (Central line)

About this property

Situated over the top two floors of an imposing white stucco period conversion is this fantastic and bright three double bedroom duplex apartment.

The building is situated on a popular and picturesque Bayswater garden square and recently underwent an extensive restoration schedule and is presented in fabulous condition. The apartment is entered on the fourth floor (with lift) and you are met with the modern open plan kitchen reception room featuring ample space to dine, modern integrated appliances and three windows that flood the space with natural light. This floor also consists of a modern shower room and the first of the three double

bedrooms featuring built-in storage.

The fifth floor is home to two further double bedrooms, one befitting from an en suite shower room and the other has an en suite bathroom, both are presented in immaculate order. Up a few stairs to the stunning decked roof terrace offering unrivalled panoramic views over London and Princes Square. The apartment further benefits from a porter, access into the beautiful communal gardens, underfloor heating and Sonos sound system.

Tenure

Leasehold

Local Authority

Royal Borough of Kensington & Chelsea

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office. Telephone: +44 (0) 207 727 5750.





Princes Square, London, W2
Gross Internal Area 1151 sq ft, 106.93 m²

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(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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