



A beautifully decorated spacious two bed apartment,
located in the highly desirable Baynards development.

Hereford Road, London, W2

£1,495,000 Share of Freehold



Finished to an incredibly high standard • Fantastic open-plan living space • Portered block • Off-street parking • Secure bike storage • Close to local amenities

About this property

A fabulous first floor apartment situated in this highly sought after portered development off Westbourne Grove. The flat benefits from a spacious open-plan reception room and a fully equipped kitchen, which is perfect for entertaining. Following on, the flat comprises a generous principal bedroom with built-in wardrobes and a large modern en suite. There is also a generously sized second bedroom and shower room.

The Baynards is a well-run, full-time portered building with access to communal gardens, a lift, a private gym and the flat also has a designated underground parking space.

Local Information

Located on the southern stretch of Hereford Road, the Baynards is a striking development found in an enviable position just off Westbourne Grove, with its fine selection of boutiques and eateries.

The wide open spaces of Kensington Gardens are close by, whilst the amenities and transport links of Notting Hill Gate (Central, Circle & District lines) and Bayswater (Circle & District lines) are also within easy reach.

Tenure

Share of Freehold

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.

Telephone: +44 (0) 207 727 5750.

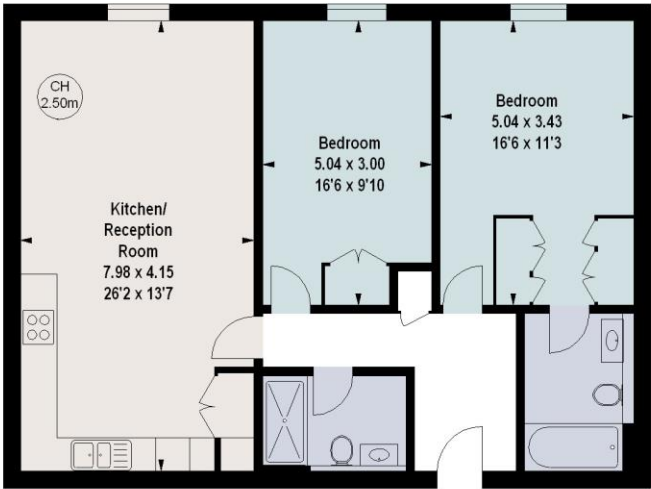




Hereford Road, London, W2
Gross Internal Area 939 sq ft, 87.2 m²

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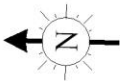
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First Floor

Hereford Road, W2

Approximate gross internal area
939 sq ft / 87.23 sq m



Key :
CH - Ceiling Height

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-)	76	77
A		
(81-91)		
B		
(69-80)		
C		
(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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