



A beautifully presented three bedroom duplex apartment in Craven Hill Gardens.

Craven Hill Gardens, London, W2

£3,000,000 Leasehold

savills

Three double bedrooms • Private entrance • Refurbished to a high standard • Beautiful white stucco building • Fantastic open-plan entertaining space

About this property

Located on the ground and lower ground floor of an imposing white stucco period conversion is this fantastic three bedroom duplex apartment. The well-proportioned accommodation has been completely refurbished throughout to an incredibly high standard providing the perfect balance of period grandeur and modern functionality.

This sense of grandeur is immediately apparent as you enter on the ground floor via a private entrance and into the hallway that feeds into the large open plan reception/kitchen area. This space is perfectly designed for entertaining and features, solid oak wood flooring throughout, Lutron lighting system, modern integrated appliances, a marble breakfast bar and French windows that lead onto the small terrace. A separate toilet serving the living space completes this floor.

The lower ground floor is home to the three double bedrooms all with en suite shower rooms. The principal bedroom features fantastic built-in storage and benefits from a large en suite with both bath and shower.

The property further benefits from a comfort cooling system and full access to communal gardens.

Local Information

Craven Hill Gardens is a pretty residential street, opposite the quiet garden square in Bayswater.

The property is close to the vast array of amenities found on Queensway and Westbourne Grove.

The property is situated 0.4 miles from Paddington Station with access to both Overground and Underground lines (Bakerloo, District, Circle and Hammersmith & City lines). It is also 0.4 miles from both Queensway Underground station (Central line) and Bayswater Underground station (District and Circle lines).

All distances are approximations.

Tenure

Leasehold

Local Authority

City of Westminster

Energy Performance

EPC Rating = B

Viewing

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





Craven Hill Gardens, London, W2
Gross Internal Area 1987 sq ft, 184.6 m²


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18 Craven Hill Gardens, W2

Gross internal area (approx) 184.59 sq m / 1987 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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