



A wonderful two bedroom duplex apartment, located in the sought-after Baynards development.

Hereford Road, Notting Hill, London, W2

£1,750,000 Leasehold (976 years remaining)





Excellent living and entertaining space • Duplex apartment  
• Underground parking • Access to a gym and communal gardens • Located in a sought after portered block

#### About this property

Located on the ground and first floors of the sought after Baynards development, this spacious two bedroom property offers fantastic open-plan living space complemented by two generously sized bedrooms with en suites.

The Baynards building is a sought after residential development with off street parking, porter, gym and landscaped communal courtyard.

#### Local Information

Found on the southern stretch of Hereford Road, the apartment offers excellent access to the fine selection of shopping and dining facilities along Westbourne Grove.

Transport links are also close by with Central, Circle & District Line Underground services equidistant from Notting Hill Gate and Queensway (approx 0.6 miles away). Furthermore, the relaxing open spaces of Kensington Gardens are also within easy reach.

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#### Tenure

Leasehold (976 years remaining)

#### 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.







Please note that photos are more than 6 months old

Hereford Road, Notting Hill, London, W2  
Gross Internal Area 1294 sq ft, 120.2 m²

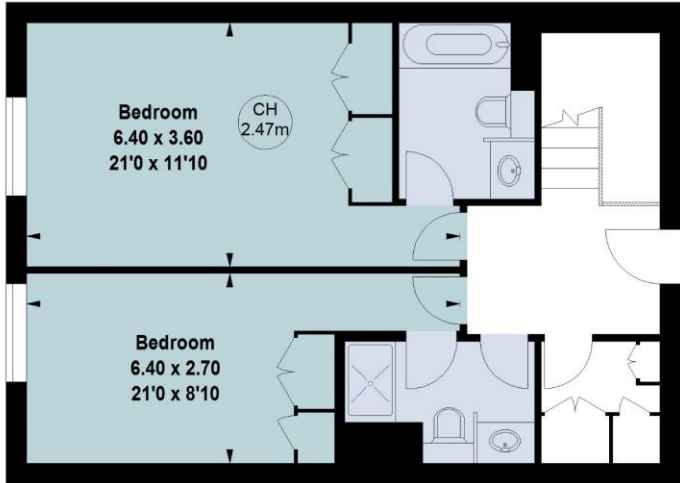
Hereford Road, W2

Gross internal area (approx) 120.21 sq m / 1294 sq ft

Key :  
CH - Ceiling Height



Ground Floor



First Floor

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	80	81
(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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