



A well-proportioned three bedroom apartment found in the popular Baynards development.

Hereford Road, London, W2

£1,700,000 Share of Freehold

savills

Excellent proportions throughout • Private balcony overlooking the stunning communal gardens • Access to a gym and communal gardens • A parking space is available by separate negotiation • Conveniently located for Westbourne Grove and its amenities • Occupying the 4th floor of a popular portered block

About this property

Occupying the fourth floor of the popular Baynards development, is this spacious three bedroom apartment with a lift. The property enjoys excellent proportions and is finished to a high standard.

The wonderfully bright open plan reception/kitchen has wooden flooring and leads out to a lovely balcony that overlooks the well-groomed communal gardens.

The accommodation comprises a spacious principal bedroom, with a modern en suite and a dressing area. There are a further two bedrooms (one en suite) and a family bathroom. three double bedrooms (two en suite) and a further family bathroom.

The property further benefits from access to a residents' gym and parking is available by separate negotiation.

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.

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 1298 sq ft, 120.6 m²

Daniel Martin
 Notting Hill
 +44 (0) 207 727 5750
 daniel.martin@savills.com



Hereford Road, W2

Gross internal area (approx) 120.58 sq m / 1298 sq ft



Fourth Floor

For Identification Only. Not To Scale.

© Click London Limited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210325ELAL

