



Craven Hill Gardens, London, W2

3  2  1 

GUIDE PRICE

£1,250,000
(£1,250,000)

Property details



Key features

- Three double bedrooms
- Air conditioning throughout
- Third floor apartment served by a p
- En-suite shower room
- Spacious reception room
- Separate contemporary kitchen
- Sleek family bathroom
- Double glazed sash-style windows
- Private garage
- External storage room

Attributes

- Apartment

Craven Hill Gardens, London, W2

3 2 1

GUIDE PRICE
£1,250,000
(£1,250,000)

Description

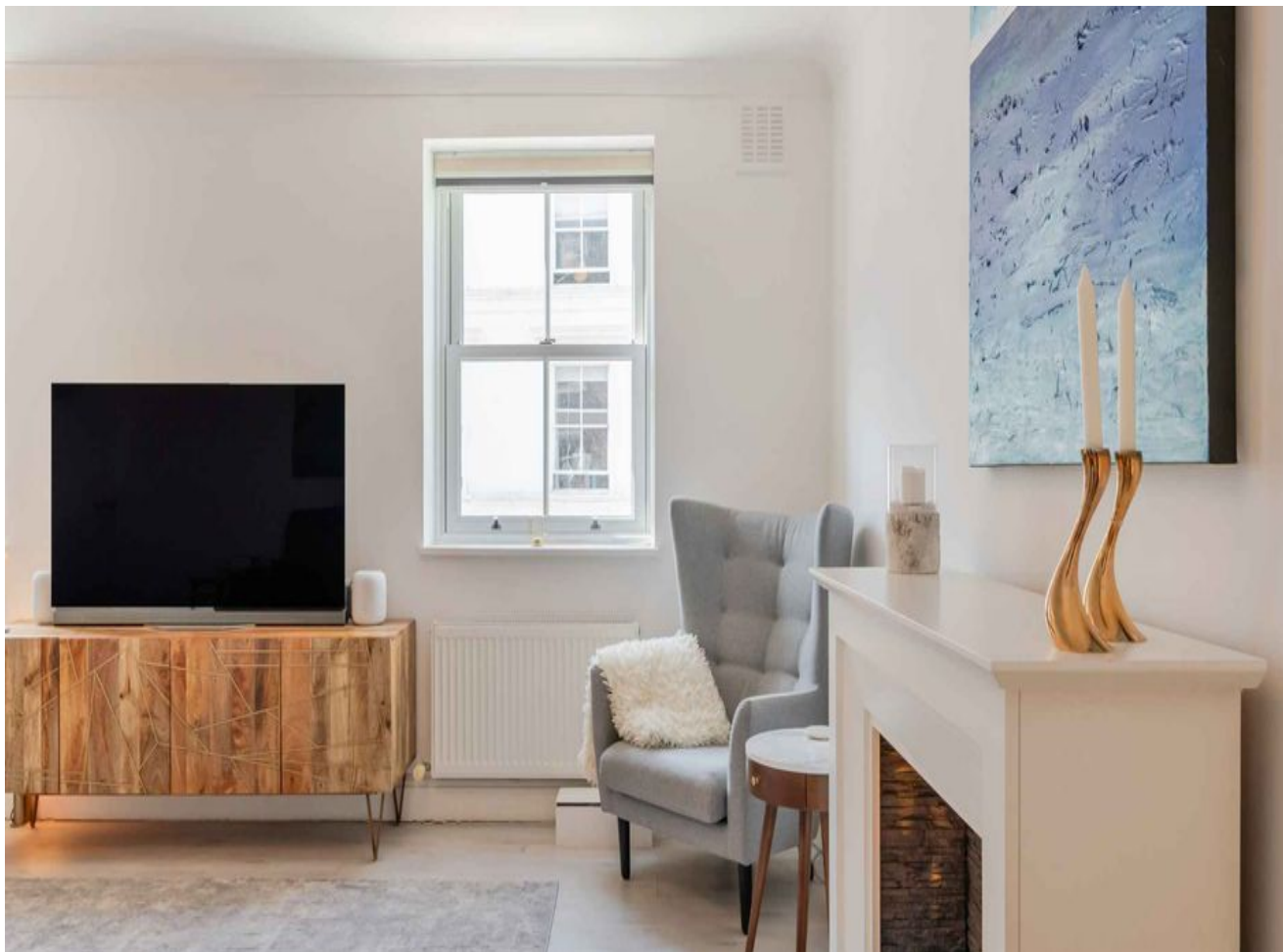
Occupying the third floor of an elegant period building overlooking one of Bayswater's most sought-after garden squares, this well-maintained three-bedroom apartment is served by a passenger lift and offers well-balanced accommodation, complemented by the rare addition of a private garage and separate storage room. Occupying the third floor of this handsome period building and served by a passenger lift, this very well-presented apartment offers an excellent balance of space, comfort and practicality, with bright, well-proportioned accommodation complemented by the rare advantage of air conditioning throughout and a private garage with electric power. The spacious reception room provides an excellent setting for both everyday living and entertaining, whilst the adjoining kitchen is fitted with a selection of sleek wall and base units, integrated appliances including a dishwasher, and generous work surfaces. Sliding glass doors allow flexibility to enjoy the spaces either open-plan or separately. The principal bedroom benefits from fitted wardrobes, air conditioning and a modern en-suite shower room featuring an oversized walk-in shower with rainfall shower head, separate handheld shower attachment and concealed controls. Two further well-proportioned bedrooms provide flexible accommodation for family living, guests or home working, with the second bedroom also benefiting from a useful built-in storage cupboard. The main bathroom is appointed in a contemporary style and features underfloor heating, a bath, a vanity unit with wash basin, and elegant tiled surrounds. Further benefits include double-glazed sash windows, excellent storage including two built-in cupboards in the entrance hall. Outside Residents also have the opportunity to enjoy the beautifully maintained communal gardens of Craven Hill Gardens, available by annual subscription £TBC. Situation Hyde Park and Kensington Gardens are just moments away, whilst the boutiques, cafés and restaurants of Connaught Village, Westbourne Grove and Queensway are all within easy walking distance. The prestigious Whiteley development has further elevated the area's shopping, dining and leisure offering. The property is ideally positioned 0.4m from Paddington Station, Lancaster Gate and Bayswater Underground stations, providing exceptional transport connections including the Elizabeth line, Heathrow Express, National Rail services and five Underground lines. Heathrow Airport can be reached in approximately 15 minutes via the Heathrow Express, making the property exceptionally well connected for both commuting and international travel. Property Ref Number: HAM-66455







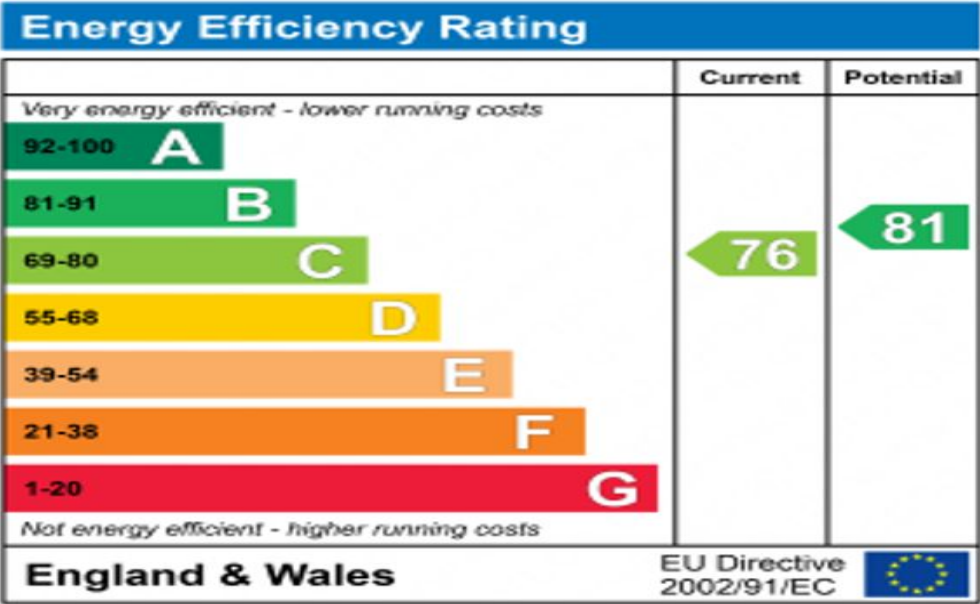






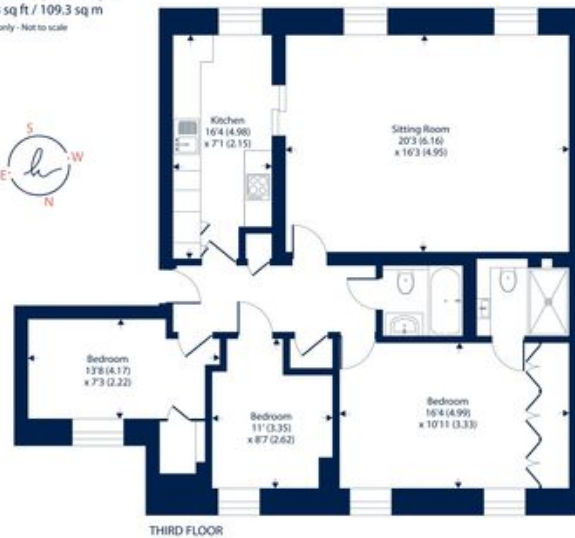






Floor plan

Approximate Area = 1015 sq ft / 94.2 sq m
 Garage = 150 sq ft / 13.9 sq m
 Outbuilding = 13 sq ft / 1.2 sq m
 Total = 1178 sq ft / 109.3 sq m
 For identification only - Not to scale



1.8m (2.0) = minimum height
 = Reduced headroom below 1.5m

Storage
 5'4" (1.62) x 2'5" (0.73)

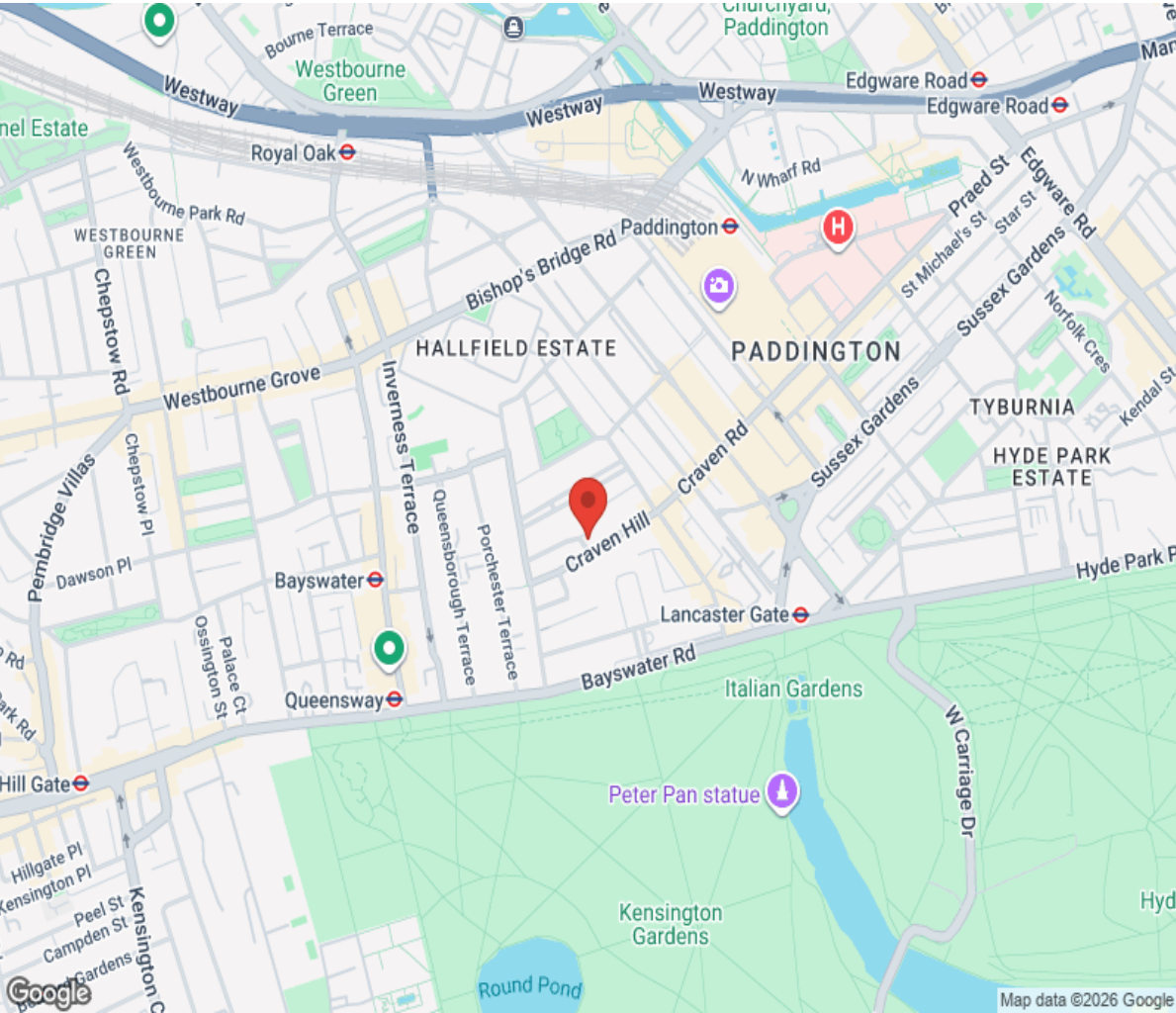


OUTBUILDING



Floor plan produced in accordance withRICS Property Measurement 2nd Edition.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com