



## **RUSSELL SIMPSON**

Superlative property overlooking  
Hyde Park with one of the finest  
roof terraces in London

HYDE PARK TOWERS  
BAYSWATER W2

# Hyde Park Towers

£2,950,000

BEDROOMS 1	INTERNAL 1,037 SQ FT	OUTDOOR 967 SQ FT	COUNCIL Westminster City
BATHROOMS 2	96 SQM	EPC B	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 951 YEARS	GROUND RENT £125 P/Y	SERVICE CHARGE £14,500 P/Y



## The Property

Spacious flat in a portered building with bespoke interiors, exceptional views and a landscaped roof terrace by an award winning designer

## Indoor Spaces

Stepping into the flat on the fourth floor, the front hall leads through to a well-proportioned reception room. This includes a library, a seating area, and a dining area that flows through to the fitted kitchen. As well as Gaggenau and Miele appliances, this includes a splashback of emerald green Pyrolave. Floor-to-ceiling windows fill this space with light, while doors open onto both the large roof terrace and balcony.



img 2

Kitchen



Russell Simpson



Hyde Park Towers

## The Bedrooms

The other side of the flat features a generous bedroom with an ensuite bathroom, filled with light from a wide bay of windows and a door opening onto the balcony. Furthermore, this flat features a home office and a guest bathroom.

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img 1

Study

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img 2

Bedroom

## The Design

The interiors were designed by studio Mlinaric, Henry and Zervudachi. They blend vintage furniture, contemporary pieces and bespoke items to create tasteful, timeless spaces. The finishes mix velvet and faux suede walls, leather and stone flooring, oak bookcases and lacquered doors, all presented in very good condition.





## Outdoor Spaces

The property includes an exceptionally generous roof terrace, oriented south and offering views over Kensington Gardens and Hyde Park. This unique space has been landscaped by Tom Stuart Smith Associates, winners of a gold medal at the Chelsea Flower Show. With wooden decking and careful planting, it offers separate breakfast and dining areas.

## The Neighbourhood

Hyde Park Towers is a popular block of flats constructed in 1980 on the corner of Porchester Terrace and Bayswater Road. It offers a porter, concierge, and secure underground parking.

From here, both Queensway and Bayswater underground stations are close, as well as the newly fashionable Queensway Road. Furthermore, the open spaces of Kensington Gardens and Hyde Park are a few moments' walk away.



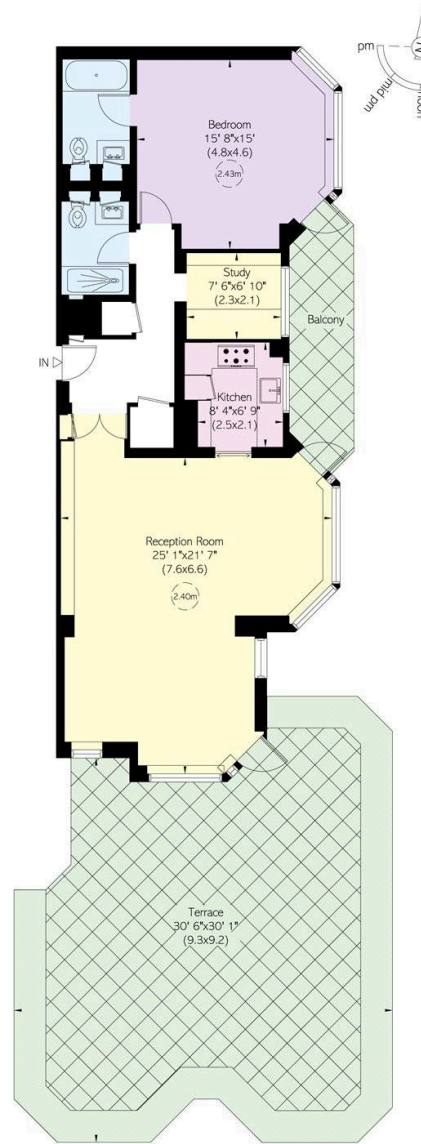
## Hyde Park Towers, W<sub>2</sub>

**Approximate Internal Area**  
1037 sq ft/ 96 sq m

**Outside Area**  
968 sq ft/ 90 sq m

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This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



Fourth Floor

**RUSSELL  
SIMPSON**

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