



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 950 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.

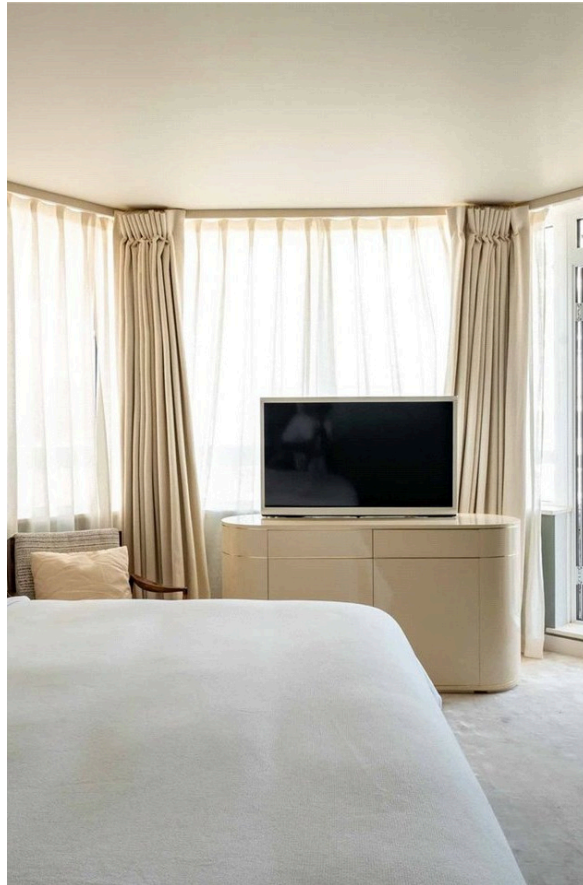


img 2

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.

img 1

Study

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.

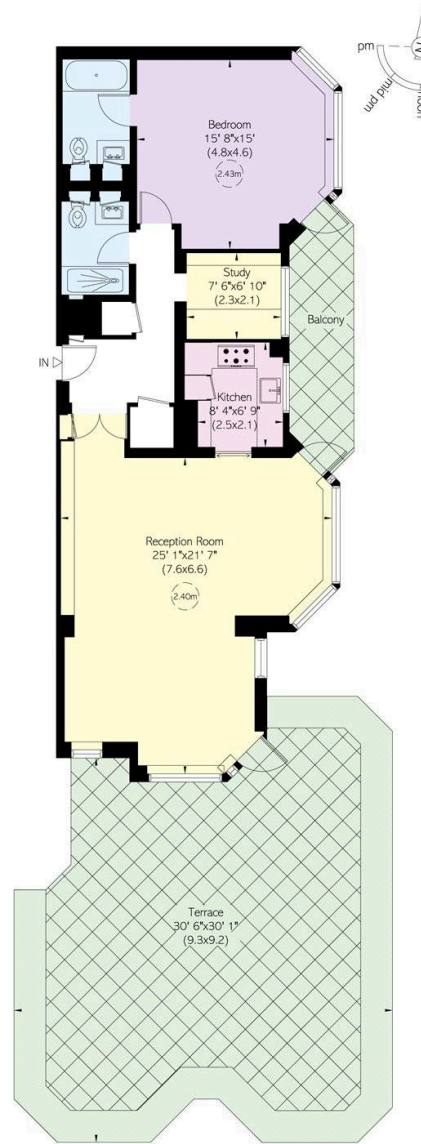
Hyde Park Towers, W₂

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

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