



## **RUSSELL SIMPSON**

Stylish modern flat close to  
Bayswater station

MERITAS COURT  
BAYSWATER W2

# Meritas Court

£1,900,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,481 <small>SQ FT</small></div> <div>137 <small>SQM</small></div>	<div>OUTDOOR</div> <div>455 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>118 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£13,000 <small>P/Y</small></div>



## The Property

Three-bedroom flat in a renovated industrial building with a pair of patios and underground parking for two cars

Stepping into this ground-floor flat, the entrance opens onto a well-proportioned reception and dining room. Floor-to-ceiling windows occupy the width of the wall, while the dining area connects to an open-plan kitchen.

Leading off the dining area is the principal bedroom with an ensuite bathroom. A second bathroom can be found on the far side of the kitchen, shared between two more bedrooms. Both these bedrooms look out over the rear patio, with space enough for a desk.







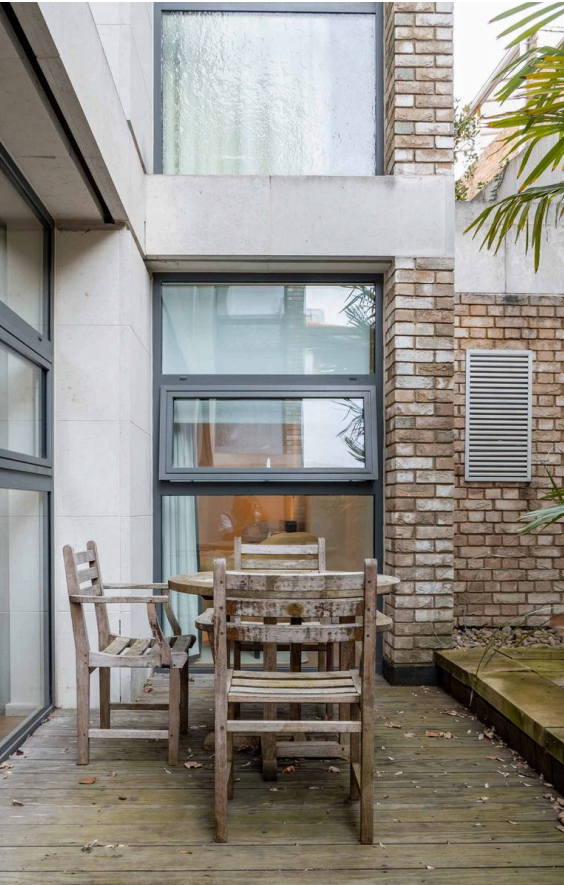
## The Bedrooms

The entire building has been developed to contemporary tastes, with each apartment designed to maximise space and light. Wooden floors, underfloor heating and an integrated cooling system are available throughout. The flat also benefits from considerable storage space.

## Outdoor Spaces

The property includes two patios, at the front and back of the building. The first is connected to a shared patio, separated by a step and planted palms, while both are laid with wooden decking.

Meritas Court was once a warehouse belonging to Bonham's auctioneers, but has since been renovated. The façade features metal balconies, while the rest of the building is constructed from limestone and buff brick. The building includes a porter and underground parking, and this property has space for two cars.



# The Neighbourhood

The apartment is a short distance from Bayswater Station and within easy reach of the open spaces of Kensington Gardens and Hyde Park, as well as the shops and restaurants of Notting Hill. Queensway is currently being redeveloped with a mix of commercial and residential properties to create a fashionable new neighbourhood in central London.

Meritas Court, Salem Road, W2

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Approximate area  
1481 sq ft / 137.6 sq m

Including limited use area  
(0.4 sq m / 4 sq ft)

Approximate external area  
42.4 sq m / 456 sq ft

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.



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