



## **RUSSELL SIMPSON**

Newly renovated two bedroom flat  
overlooking Kensington Gardens to  
rent

BAYSWATER ROAD  
BAYSWATER W2

# Bayswater Road

£2,250 P/W

BEDROOMS 2	INTERNAL 1,170 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2	108 <small>SQM</small>	EPC B	COUNCIL TAX G



## The Property

Sophisticated property with contemporary interiors in a Victorian building near Notting Hill

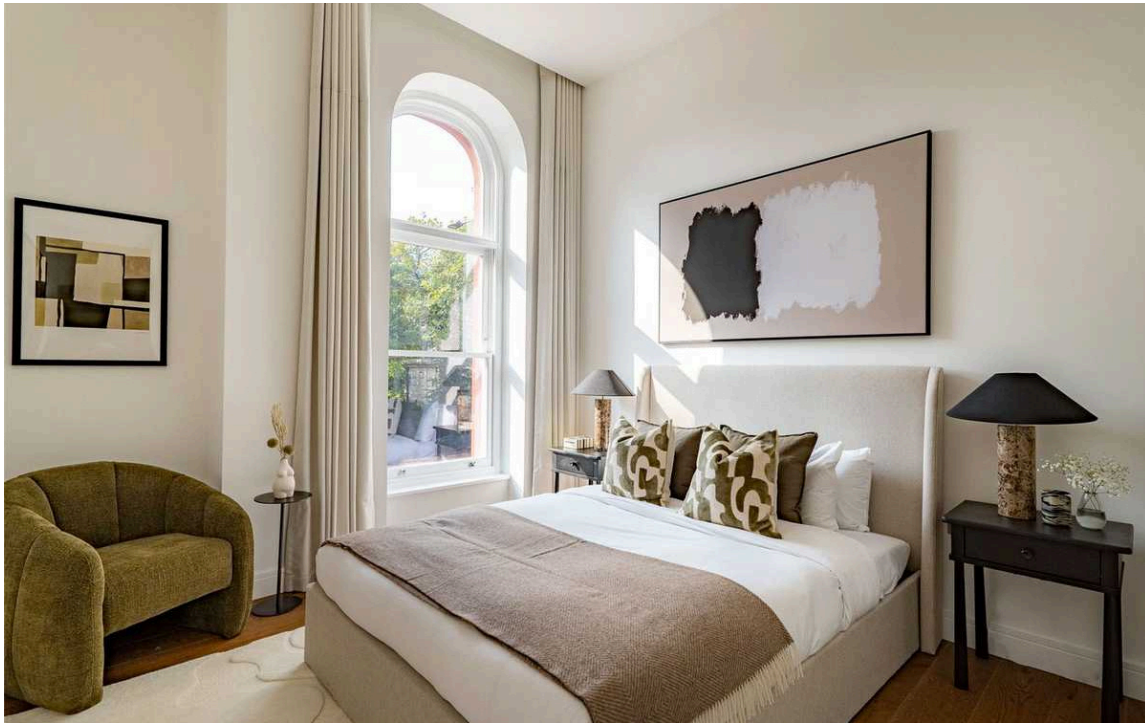
The flat has been renovated to the highest standard and is presented in immaculate condition. Its wooden floors and marble-tiled bathrooms add to the sense of sophistication, while air conditioning and underfloor heating is available throughout.



## Indoor Spaces

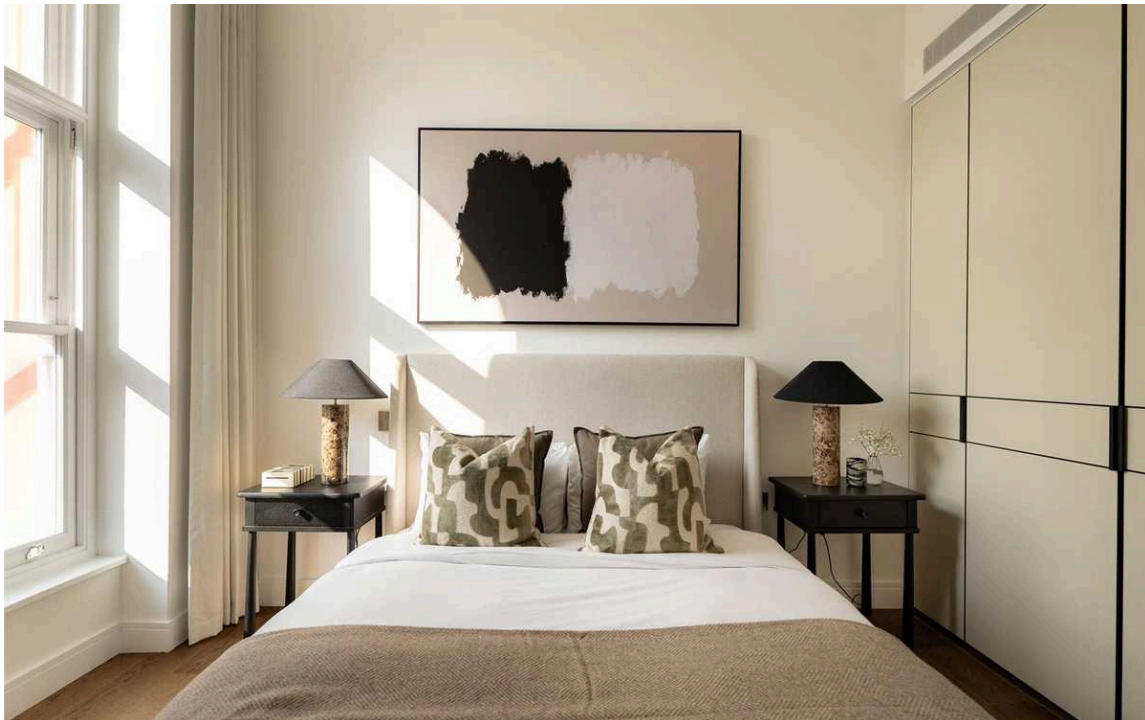
Entering the flat on the second floor, the front hall leads up to a spacious reception room. This room includes high ceilings, a bay window overlooking Hyde Park, and enough space for separate dining and seating areas. Next door is a fitted kitchen.





## The Bedrooms

The other side of the flat features a pair of bedrooms. The principal bedroom has a walk-in wardrobe and an ensuite bathroom with a bath. The other bedroom has inbuilt storage space and a bathroom next door, also with a bath.

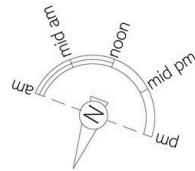




## The Neighbourhood

No.154 Bayswater Road is a beautiful red-brick Victorian townhouse that has been entirely modernised. It includes both porter and lift.

The property is exceptionally well-located, opposite the open spaces of Kensington Gardens and Hyde Park. In addition, Queensway station is a short walk away, as well as the newly fashionable Queensway Road. Finally, the many restaurants and shops of Notting Hill are within easy reach.



## Bayswater Road, W<sub>2</sub>

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**Approximate Internal Area**  
1,170 sq ft / 109 sq m

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.



First Floor

**RUSSELL  
SIMPSON**

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