



## **RUSSELL SIMPSON**

Modern two bedroom flat to rent in  
a stylish Bayswater building

COMPASS HOUSE  
BAYSWATER W2

# Compass House

£1,110 P/W

BEDROOMS 2	INTERNAL 906 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Unfurnished
BATHROOMS 2	84 <small>SQM</small>	EPC B	COUNCIL TAX Westminster City, G



## The Property

Spacious flat with recently renovated interiors on a sought-after square close to Hyde Park

Entering the flat on the second floor, the front hall leads through to a generous reception room. As well as an open-plan kitchen with modern appliances, this room has space for separate dining and eating areas. In addition, double French doors open onto a south-west-facing Juliet balcony, bringing in extra light.



## Indoor Spaces

The other side of the flat contains a pair of bedrooms. The principal bedroom has an ensuite bathroom and a walk-in wardrobe. There is a second bedroom and a second bathroom, as well as further storage space.

The flat has been recently renovated, with wooden floors and modern decorations to create a sophisticated space. It includes underfloor heating and air cooling throughout, and can be furnished for an additional one-off fee.

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img 1

Kitchen

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img 2

Bedroom







## The Neighbourhood

Compass House includes a lift and a porter.

Kensington Gardens Square is an impressive square of stucco houses built in the mid-nineteenth century around a communal garden. Compass House lies to the north of the square in a modern building designed to match the terraces of Italianate architecture. From here, the many restaurants and shops of Westbourne Grove are within easy reach. Queensway Station is a short walk away, and beyond that the open spaces of Hyde Park. In addition, the historic Whiteley's department store has recently been developed into a desirable shopping and dining destination.



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img 1

Exterior

img 2

Lobby

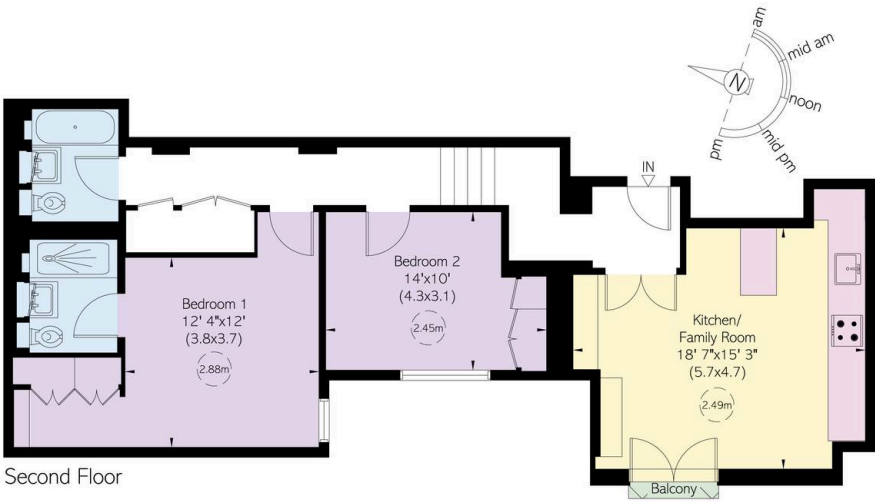
Compass House,  
Kensington Gardens Square, W2

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**Approximate Internal Area**  
906 sq ft/ 84 sq m

**Outside Area**  
5 sq ft/ 0.5 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.



Second Floor

**RUSSELL  
SIMPSON**

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## Kensington Square

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