



RUSSELL SIMPSON

Sophisticated two-bedroom
apartment with modern kitchen and
elegant interiors

COMPASS HOUSE
BAYSWATER W2

Compass House

£1,794 _{P/W}

BEDROOMS 2	INTERNAL 1,189 _{SQ FT} 110 _{SQM}	OUTDOOR 14 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC B	COUNCIL TAX Westminster City



The Property

Beautifully designed flat in contemporary development with exceptional finishes.

Entering the apartment on the third floor, a generous reception room with large windows fills the space with light, featuring sophisticated furnishings and flowing seamlessly into the open-plan kitchen. The sleek contemporary kitchen boasts fitted units, integrated appliances and marble countertops, with a curved breakfast bar providing informal dining space.

The principal bedroom offers substantial proportions with built-in wardrobes and access to a small balcony, alongside an ensuite bathroom featuring marble finishes, and modern fixtures. The second well-proportioned bedroom provides flexible accommodation with inbuilt storage and balcony access. A contemporary family bathroom with marble surfaces and elegant fittings completes the flat.

The apartment is presented in superb condition throughout, decorated in a refined contemporary style with neutral tones, wooden floors and abundant natural light

Each room has access to a small balcony, providing outdoor access and views over the surrounding area.

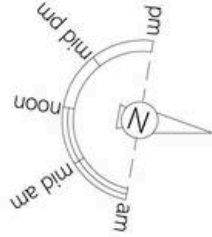


img 2

Living Room

The Neighbourhood

Kensington Gardens Square is an attractive address in Bayswater, moments away from the open spaces of Hyde Park and Kensington Gardens. The location offers excellent access to the shops and restaurants of Westbourne Grove and Notting Hill, with Bayswater and Queensway stations providing superb transport connections across London.



Compass House, Kensington Gardens Square, W2

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Approximate Internal Area

1,189 sq ft/ 110 sq m

Outside Area

15 sq ft/ 1 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.



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