



RUSSELL SIMPSON

Exceptional new build two-bedroom
apartment with a generous terrace

COMPASS HOUSE
BAYSWATER W2

Compass House

£1,662 _{P/W}

| | | | |
|----------------|--|-------------------------------------|--|
| BEDROOMS 2 | INTERNAL 1,138 _{SQ FT} 105 _{SQM} | OUTDOOR 969 _{SQ FT} | FURNISHED STATUS Furnished |
| BATHROOMS 2 | | EPC B | COUNCIL TAX Westminster City, G |



The Property

A beautifully designed two-bedroom apartment presented in superb condition, with lift and air conditioning.



Indoor Spaces

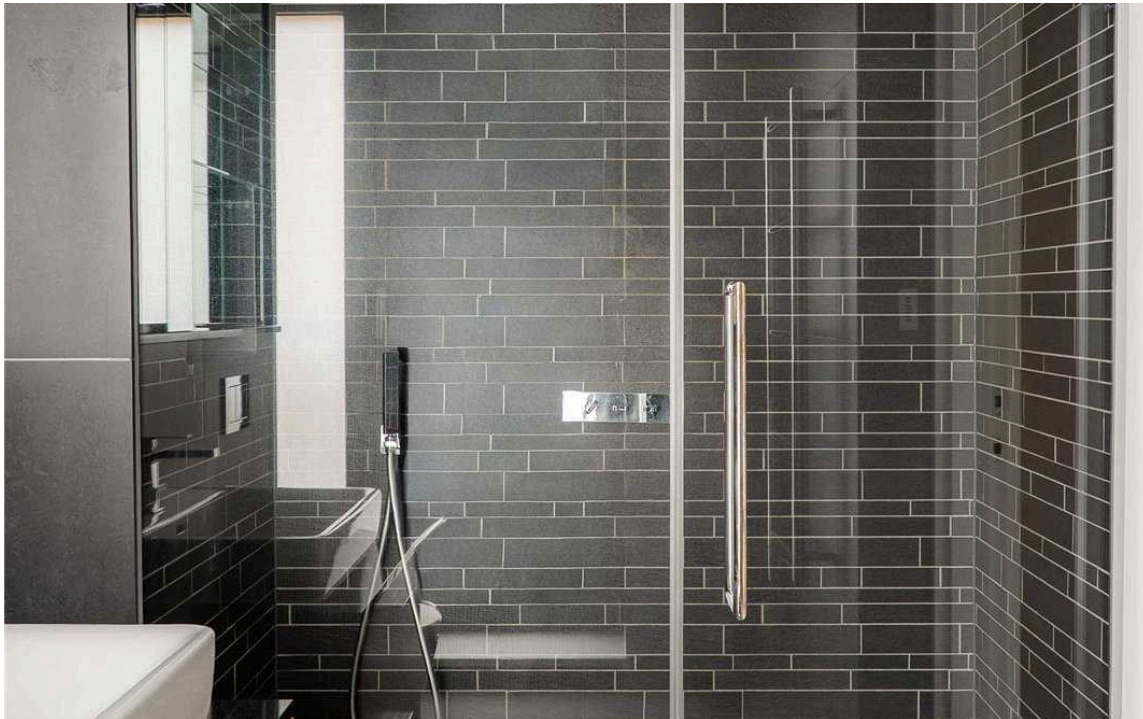
Entering the flat on the second floor, the entrance hall flows through to a substantial open plan reception room and kitchen with wooden floors and floor-to-ceiling windows filling the space with light. The kitchen features sleek white units with darker upper cabinets, integrated appliances.

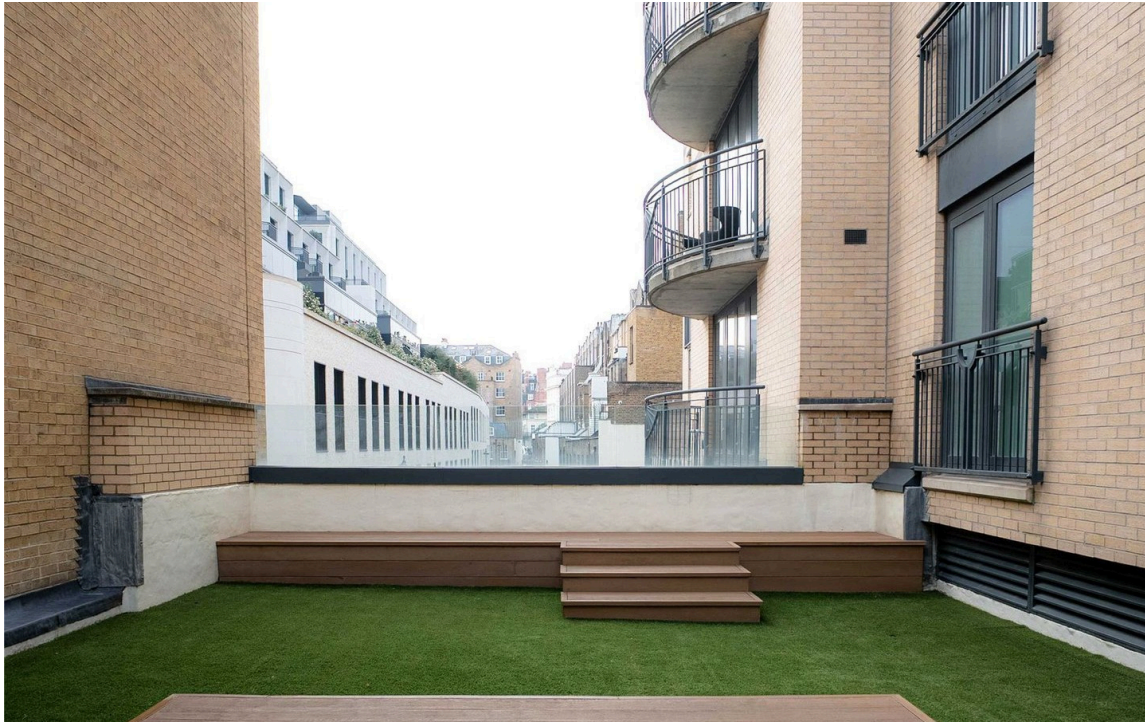




The Bedrooms

Both bedrooms offer generous proportions with built-in storage and direct access to the terrace. The principal bedroom benefits from an ensuite shower room. The second bedroom provides well-proportioned accommodation with excellent natural light and terrace access. A separate family bathroom features completes the accommodation.





Outdoor Spaces

The property includes an impressive terrace extending the full width of the apartment, providing substantial outdoor space for dining and relaxation with views across the surrounding area.

The Neighbourhood

The building benefits from lift access, porter service and air conditioning, adding to the property's refined offering in this highly sought-after location.

Kensington Garden Square is a prestigious address moments away from Hyde Park and Kensington Gardens. The location offers excellent transport links with Bayswater and Queensway stations within easy reach, providing access to the Central and Circle lines. The area features upmarket boutiques along Westbourne Grove and Notting Hill, with many restaurants and cultural attractions nearby. The open spaces of Hyde Park and the artistic treasures of the Victoria and Albert Museum are all within walking distance.

Compass House,
Kensington Garden Square, W2 **RUSSELL
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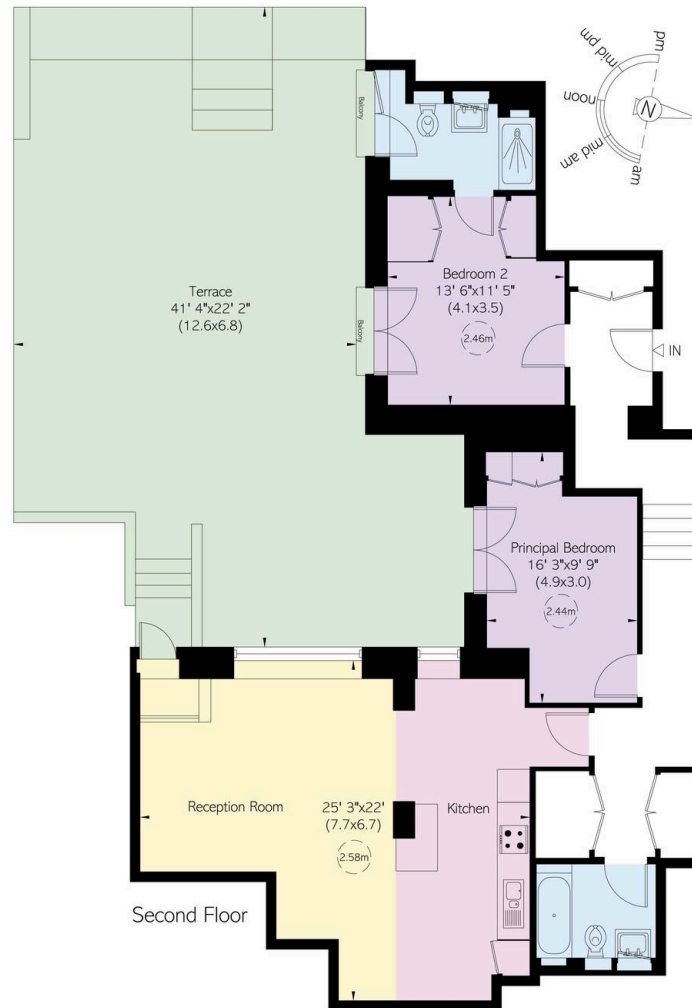
Approximate Internal Area

1,138 sq ft/ 106 sq m

Outside Area

970 sq ft/ 90 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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