



CLOSE X



## RUSSELL SIMPSON

Majestic four-bedroom duplex flat  
with lofty proportions and spacious  
terrace to rent

CONNAUGHT PLACE  
BAYSWATER W2

Connaught Place

£8,500 P/W



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|                |                                                                          |                                       |                                    |
|----------------|--------------------------------------------------------------------------|---------------------------------------|------------------------------------|
| BEDROOMS<br>4  | INTERNAL<br><br>6,251 <small>SQ FT</small><br><br>580 <small>SQM</small> | OUTDOOR<br>2,257 <small>SQ FT</small> | FURNISHED STATUS<br>Furnished      |
| BATHROOMS<br>4 |                                                                          | EPC<br>C                              | COUNCIL TAX<br>Westminster City, H |



## The Property



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Impressive lateral flat with opulent interiors on a prestigious street close to Hyde Park

The flat has been decorated in an opulent style that adds to the grandeur of the setting. Panelled walls, ornate cornices, wooden floors and marble bathrooms create a sense of elegance, while air conditioning and underfloor heating add to the comfort and convenience.



## Impressive Reception Room

Stepping into the flat on the ground floor, the front hall leads into an exceptionally wide and lofty reception room. As well as separate dining and seating areas, full-length French doors open onto south-facing balconies and terraces and flood this space with light.



## The Kitchen



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A kitchen with modern units, a central island breakfast bar and an informal dining area, as well as a guest WC, complete the floor.





## The Principal Bedroom

This level also features a principal bedroom with a dressing room, an ensuite bathroom, and a private balcony.





## Further Bedroom & Entertaining Spaces

Downstairs there are three bedrooms, all of them with ensuite bathrooms including both shower and bath. One of the bedrooms has a dressing area, while the other two have double French doors opening onto internal courtyards.

In addition, this level features a television room, a utility room and a wine cellar. It also features a home cinema and a gym with a steam room, sauna and shower room attached.





## Outdoor Spaces



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The property includes an exceptionally wide south-facing terrace with enough space for outdoor entertaining.

The building has beautifully decorated public spaces, as well as a porter.



## The Neighbourhood

Connaught Place is an attractive and historic address in Bayswater. It was historically home to the Conservative politician Randolph Churchill, father of Winston.

From here, the restaurants, cafes and independent shops of Connaught Village are close. In addition, the open spaces of Hyde Park are a short walk away, along with Marble Arch underground station.



Connaught Place, W2

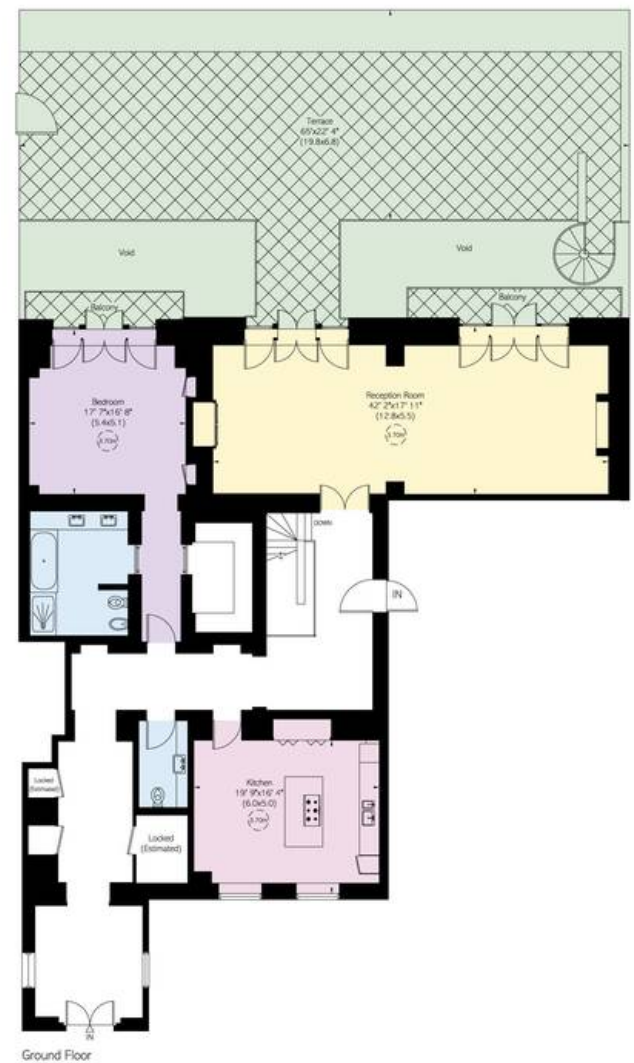
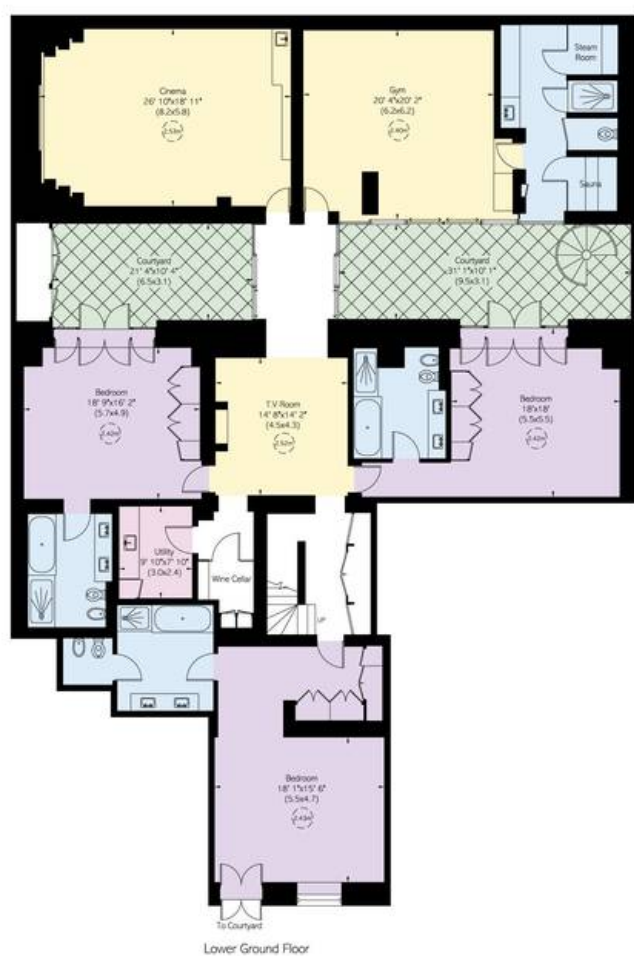
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Approximate Internal Area  
6,137 sq ft / 570 sq m

Including locked estimated areas  
49 sq ft / 5 sq m

Outside Area  
2,237 sq ft / 209 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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## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

kensington@russellsimpson.co.uk

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