

RUSSELL SIMPSON

Substantial six-floor townhouse with garden and roof terraces in Bayswater

HEREFORD ROAD
BAYSWATER W2

Hereford Road

£5,950 P/W

BEDROOMS 5	INTERNAL 3,222 SQ FT 299 SQM	OUTDOOR 1,601 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 3		EPC D	COUNCIL TAX Westminster City, H


Cy Twombly



The Property

Arranged over six floors, this characterful family home provides four bedrooms and versatile reception space throughout

Entering the house on the raised ground floor, a fitted kitchen with integrated appliances opens through to a bright dining room beneath a glazed roof, where glass doors lead directly onto the garden beyond.

Stairs lead down to the lower ground floor, where a long reception room provides further living space, alongside a bedroom with French doors opening onto the patio.





The Drawing Room

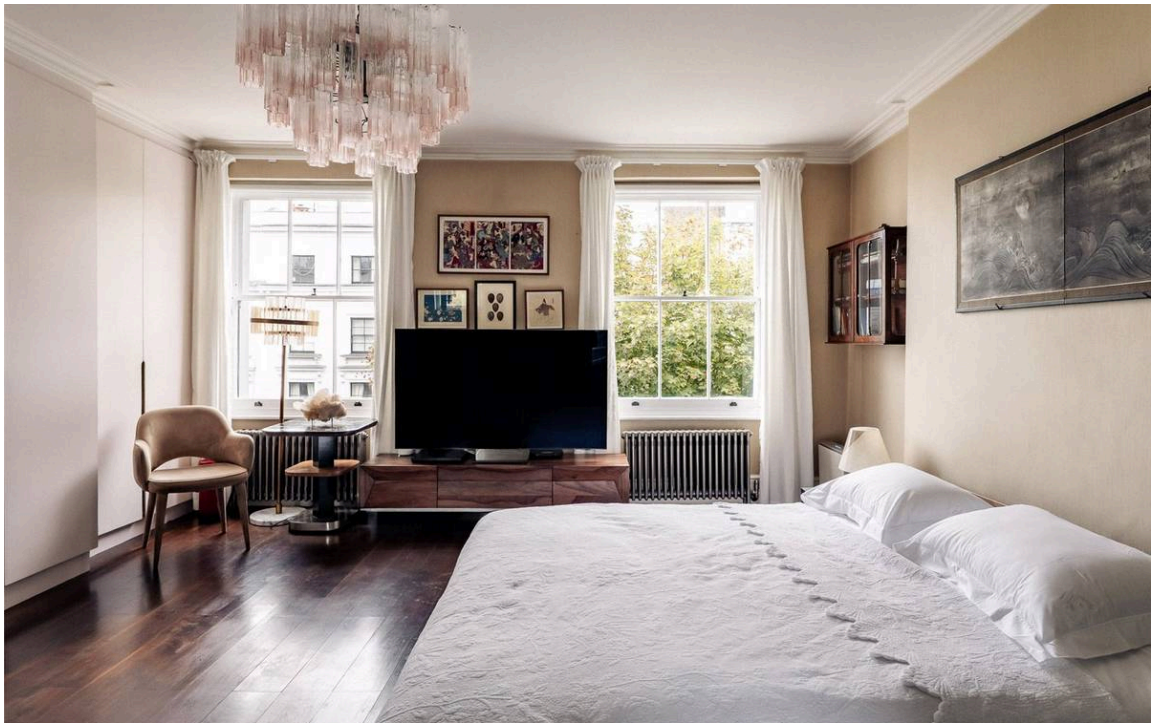
The first floor is given over to a grand drawing room, featuring a marble fireplace, moulded cornicing and tall windows that fill the room with light, together with doors onto a balcony.





The Design

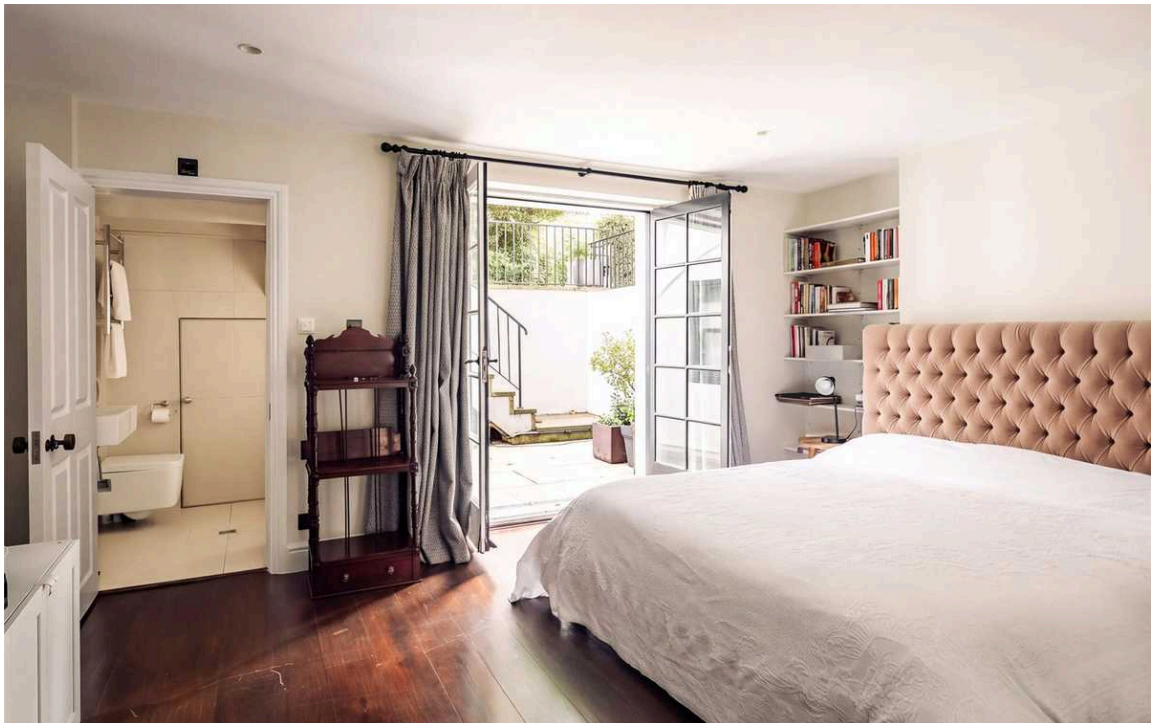
Notable details include moulded cornicing to the principal reception rooms, a curved ceiling to the top-floor reception room, and a glazed roof above the ground-floor dining space. Additional bathrooms throughout feature marble surfaces, freestanding baths and tiled detailing.



The Principal Bedroom

The second floor comprises the principal bedroom with fitted storage, served by a large bathroom with a freestanding bath and a separate marble shower.







Further Bedrooms

The third floor offers two further bedrooms of varying proportions, both benefitting from surrounding windows that allow light to fill the rooms. The fourth floor houses a reception room with a curved ceiling, glazed doors and a herringbone wood floor, opening onto two roof terraces.



Outdoor Spaces

The property includes a garden at raised ground floor level, accessed directly from the reception room and enclosed by surrounding greenery. Steps lead down to a further patio at lower ground level, home to a sauna and additional outside storage. The first floor drawing room opens onto a balcony, while the fourth floor benefits from two further terraces with far-reaching views over the surrounding rooftops.



The Neighbourhood

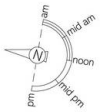
Hereford Road is an attractive, tree-lined street in the heart of Bayswater, W2. Bayswater underground station is a short walk away, with Notting Hill Gate and Royal Oak stations also within easy reach, alongside Paddington for mainline rail and further underground connections. The open spaces of Kensington Gardens and Hyde Park are moments away, while Westbourne Grove and Portobello Road offer an array of upmarket boutiques, restaurants and the well-known Portobello Market. The area is well served by local shops, cafes and schools, making it a popular address for families.

Hereford Road, W2

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Approximate Internal Area
3,222 sq ft/ 299 sq m
Including limited use area, outside storage and sauna
124 sq ft/ 12 sq m
Outside Area
1,601 sq ft/ 149 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.



Reduced head height below 1.5m



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