



RUSSELL SIMPSON

Elegant duplex apartment with
contemporary design near Hyde
Park

THE COLONADES
BAYSWATER W2

The Colonades

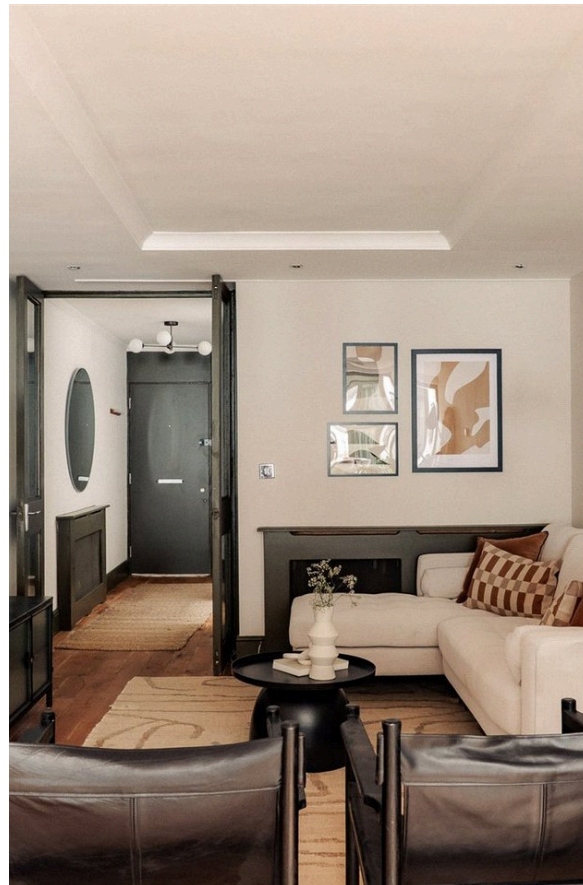
£2,769 _{P/W}

BEDROOMS 3	INTERNAL 1,095 _{SQ FT} 101 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1		EPC C	COUNCIL TAX Westminster City, F

The Property

A beautifully presented duplex apartment across two floors.

Entering the flat on the second floor, you step into a gracious reception room featuring distinctive crittall windows that fill the space with light and add architectural character. The room is elegantly proportioned with contemporary styling and wooden floors throughout this level.



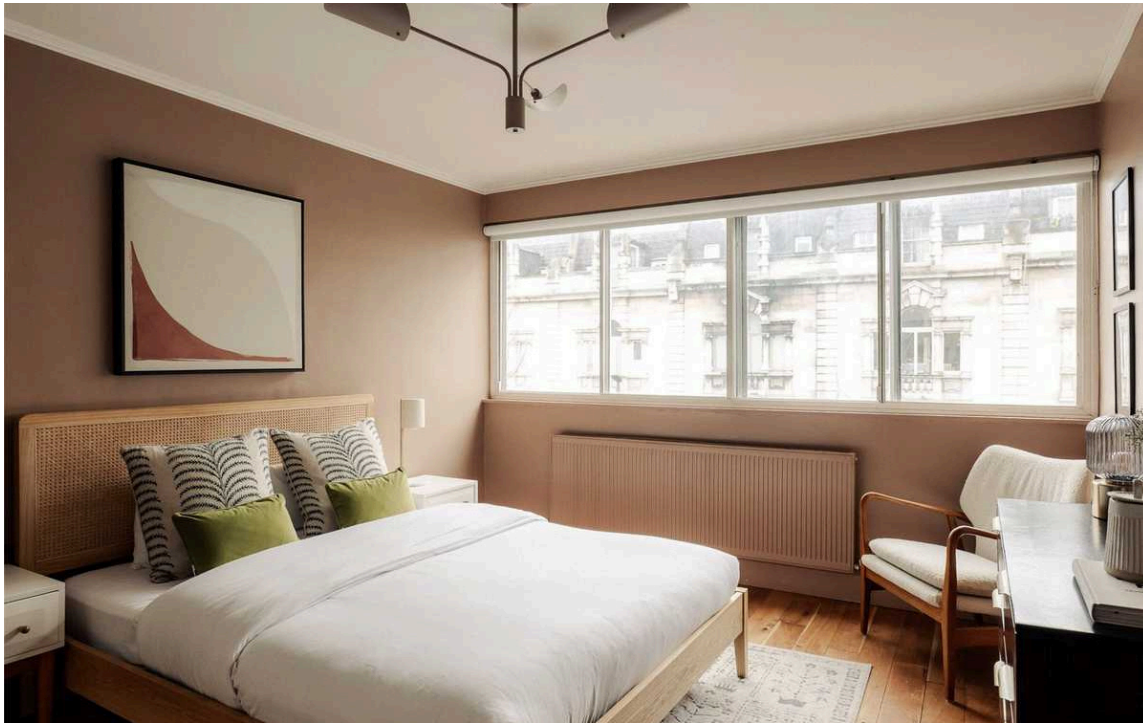


Indoor Spaces

The separate dining room flows off the reception area, offering a more intimate space for formal dining. This well-proportioned room is exceptionally bright, featuring glass windows on two sides and a skylight above that floods the space with natural light. The room maintains the apartment's sophisticated modern aesthetic with its own generous proportions and clean lines.

Set back yet remaining part of the open flow is the separate kitchen, fitted with contemporary olive green units and light countertops. The kitchen features modern appliances including integrated cooking facilities and maintains a clean, minimalist aesthetic with white tile backsplash. A guest WC is conveniently located on this floor.





The Bedrooms

At the other end of this level lies the substantial principal bedroom, featuring a large window that maximises natural light. The room is beautifully proportioned with wooden floors, creating a serene and spacious retreat.

Ascending to the third floor, you'll find two additional well-proportioned bedrooms, both offering comfortable accommodation with excellent natural light. These rooms share a family bathroom, completing the apartment's thoughtful layout.





The Neighbourhood

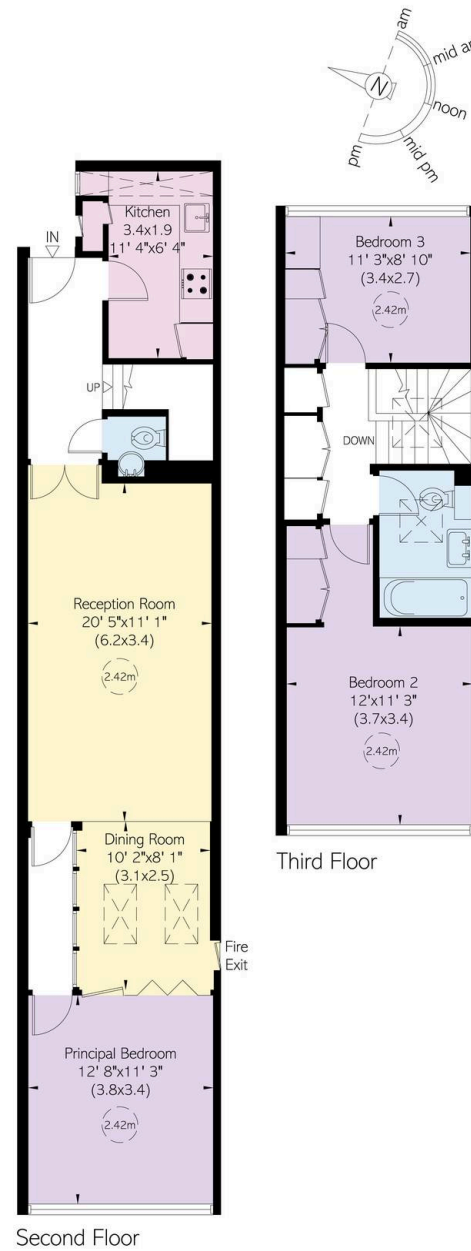
Porchester Square is an attractive garden square in the heart of Bayswater, moments away from Hyde Park and the open spaces of Kensington Gardens. The location offers excellent transport links with Paddington Station within easy reach, providing access to the Elizabeth Line and national rail services. The area features many restaurants and shops along Westbourne Grove and Queensway, while the upmarket boutiques of Notting Hill are a short walk away. The square itself provides residents with access to the private garden, adding to the property's appeal in this sought-after W2 location

The Colonnades, Porchester Square, W2

Approximate Internal Area
1,095 sq ft/ 102 sq m

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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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