



Westbourne Grove  
Bayswater, W2

£1,750,000

🛏️ 2 🚪 2 🏠 Flat/Apartment

HOMESITE

# Stylish two bedroom penthouse apartment with fantastic light

## FULL DETAILS

Stylish two bedroom penthouse apartment arranged over three floors with a south facing balcony, underground parking, swimming pool, gymnasium, interactive golf and 24 hour concierge. Benefiting from a fantastic feeling of light and space the apartment has both floor to ceiling windows and sky lights flooding light into the reception and kitchen plus solid wood floors. Located just off the vibrant Westbourne Grove it is well placed for the fashionable bars, restaurants, and shops of Notting Hill, with its famous Portobello Street market, and the surrounding area. Bayswater and Queensway tube stations are both within a five minute walk plus Paddington Rail & Tube station, including the Heathrow Express and Elizabeth line, is also close at hand. The open spaces of Hyde Park are also a short stroll away plus the property will also benefit from the gentrification of Queensway and the luxurious Whitely Development.



## PROPERTY FEATURES

- Penthouse Apartment
- Portered Building with Swimming Pool, Gym & Golf Simulator
- 24 Hour Concierge
- Galleried Kitchen / Dining Area
- 1375 Sq Ft / 127.7 M2
- Underground Parking
- Fantastic Natural Light
- South Facing Balcony
- Communal Terrace

## PROPERTY INFO

**TENURE**  
Leasehold, 963 years remaining

**SERVICE CHARGE**  
£11,090.40 per annum

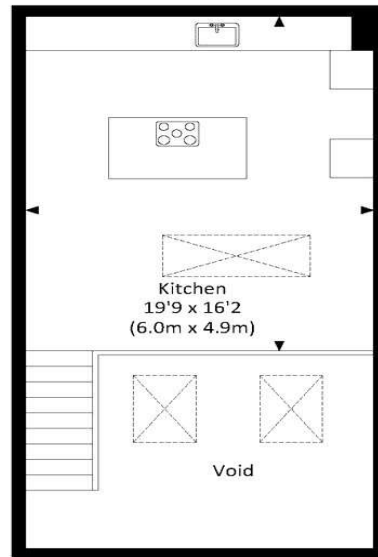
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 76        |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



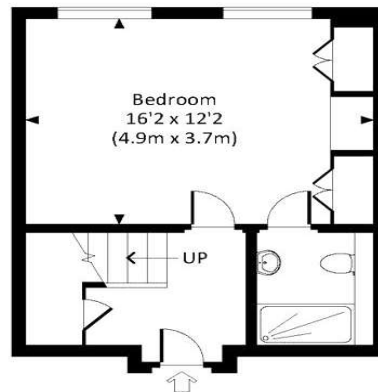


# KENSINGTON GARDENS SQUARE, W2

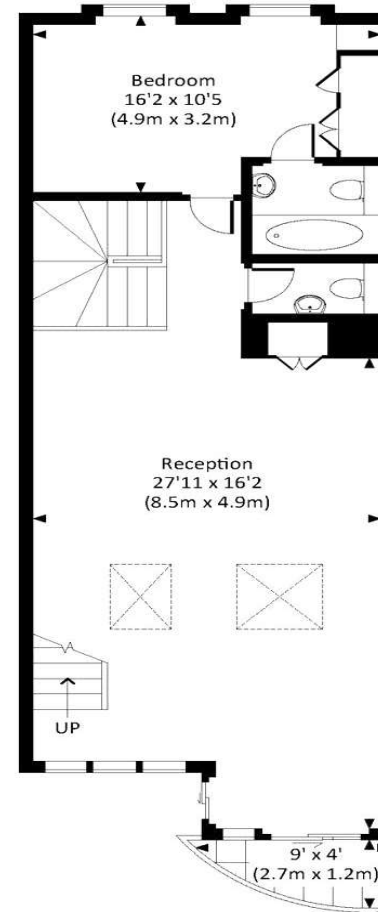
Approx. gross internal area  
1375 Sq.Ft. / 127.7 Sq.M. Exclude Void



SIXTH FLOOR



FOURTH FLOOR



FIFTH FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7630 9933