



Caroline House, Bayswater Road, Bayswater, W2

Asking Price: £895,000

 Benham
& Reeves

Caroline House, Bayswater Road, Bayswater, W2

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A delightful one bedroom apartment boasting captivating views of Hyde Park. Situated on the second floor within a meticulously maintained building, it offers 24-hour concierge services, residents' permit parking and exclusive access through a private gate. The apartment comprises approximately 607 square feet of accommodation, a large reception room with an open-plan kitchen area, a large double bedroom with a built-in wardrobe and a family bathroom.

Just opposite lies Kensington Gardens, a historic royal park adorned with iconic landmarks such as Kensington Palace and the Albert Memorial. This tranquil setting invites leisurely walks, bike rides, and picturesque picnics amidst lush greenery. Adjacent to the apartment, Bayswater and Queensway are undergoing an exciting £3 billion rejuvenation project, introducing noteworthy developments like Park Modern and The Whitely, along with an array of new amenities, shops and dining experiences. This area is poised to become London's new hub for living, working and leisure.

Enjoy seamless access to Central London via the nearby Queensway (Central Line) and Bayswater (Circle and District Lines) Underground stations. Conveniently situated, relish the diverse amenities of both Notting Hill and Queensway at your doorstep.



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Property Features:

- One Bedroom
- One Bathroom
- Second Floor
- 607 Square Feet (Approx.)
- Gated Development
- 24h Porter
- Queensway Station (450 ft) & Bayswater Station (0.2 miles)
- Notting Hill Gate (0.4 miles) & Lancaster Gate Station (0.5 miles)

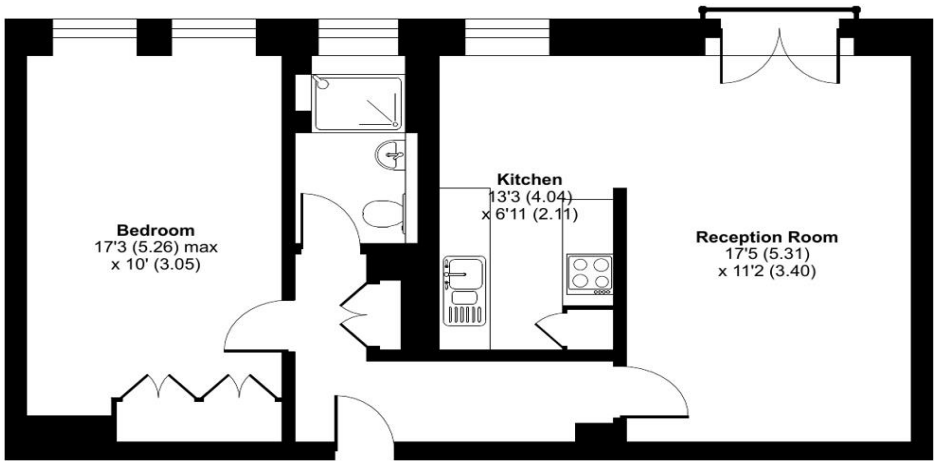


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Approximate Area = 607 sq ft / 56.4 sq m
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Benham & Reeves. REF: 1054460

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£895,000
Tenure:	Leasehold Expires 19/10/2132 Approximately 108 Years Remaining
Ground Rent:	£250 (per annum) for the year 2024
Service Charge:	£6513.04 (per annum) for the year 2023
Anticipated Rent:	£3,332 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN230117

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