



Winkworth

New Homes



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154 Bayswater

by ELIE SAAB

302 - 154 BAYSWATER ROAD, LONDON, W2

1 Bedroom | 686 sq. ft internal. | 1 Bathroom | 3rd Floor | Large Family Bathroom | Built In Floor To Ceiling Wardrobes | North Facing Palace Court Road | 24h Concierge | Bike Storage | Underfloor Heating | Air Conditioning | 2.6m Ceiling Heights |

154 Bayswater Road is a brand new luxury development boasting exceptional living space which has been masterfully designed, nestled at the heart of London and overlooking the green expanses of Hyde Park.

Hyde Park is your backyard, nestled in an ideal neighbourhood minutes away from Billionaires Row & Kensington Palace.

Initially built in 1893, this Victorian-style building is a relic of London's glorious past, adorned with double-height pilasters, Corinthian capitals, and an ornamented cornice. An ode to royal history. The classical façade has been perfectly rebuilt in a marriage of vintage and modern that transcends time. All residences are the epitome of contemporary design, with open views of Hyde Park and beautifully branded interiors by ELIE SAAB.

The booming Queensway Road is a mere 3-minute walk away and hosts world-leading brands, with the famous Whiteley shopping centre reopening in 2024.



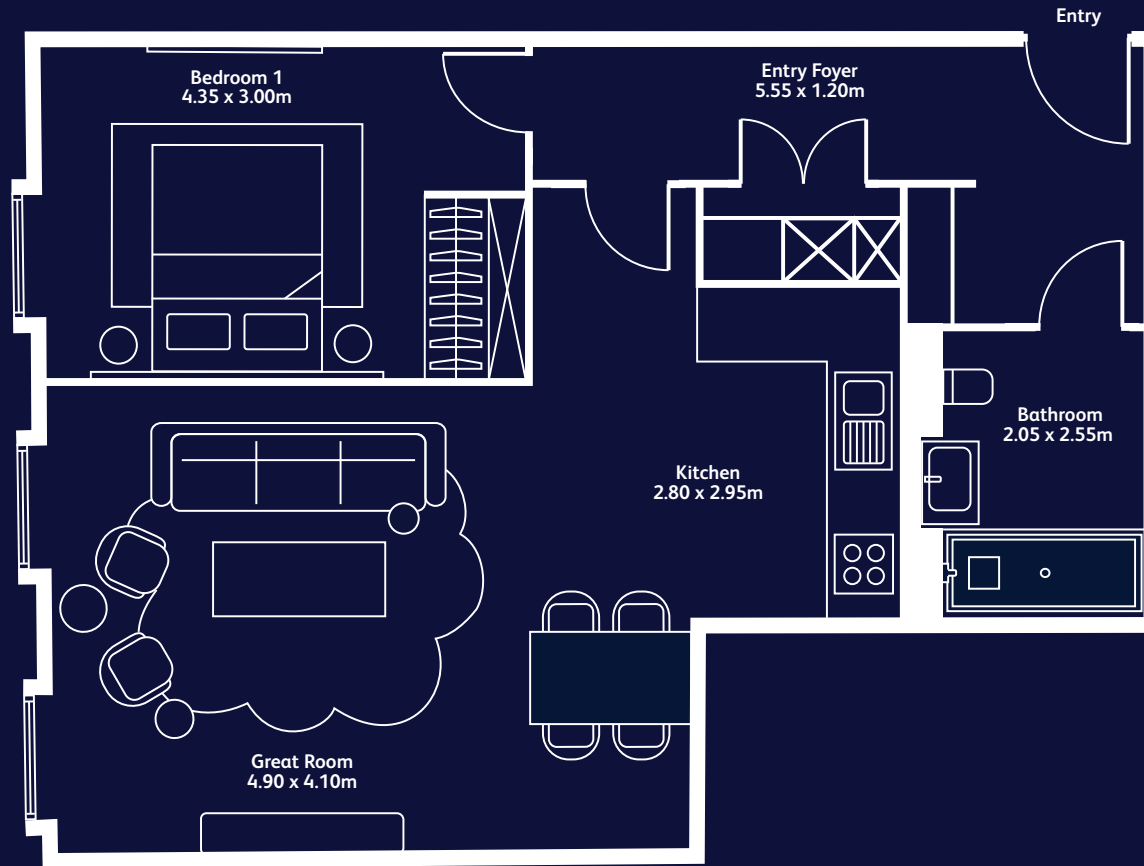
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FLOOR PLAN



- 1 Bedroom
- Lateral Apartment
- 3rd Floor
- 1 Large Bathroom
- 686 sq. ft Internal Area
- Underfloor Heating
- Air Conditioning Throughout
- 2.6m Ceiling Heights
- Peaceful Outlook
- Concealed Feature Lighting
- Ample Natural Light
- Facing Palace Court Road
- Miele & Siemens Appliances
- Built-In Wine Cooler
- Bespoke Fitted Full Height Wardrobes
- 24h Concierge Service
- Secure Bike Storage
- Designed by Elie Saab

ASKING PRICE £1,950,000

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Fact Sheet

302 - 154 Bayswater Road

Tenure: 999 Years lease + share of the freehold upon substantial occupation.
Estimated Completion: Building Completed & Ready To Move Into
Service Charge: Est. £8 per sq. ft
Ground Rent: Peppercorn

Concierge: 24h Concierge Service
Car Parking: 3 Min walking from Car Parks (Underground Secured Parking)
Appliances: Miele & Siemens
Lifts: Lift to All Floors
Windows: Triple Glazed Floor to Ceiling Windows
Heating & Cooling: Underfloor Heating & Air Conditioning Throughout
Ceiling Height: 2.8m Ceiling Heights
Type: Newly built residential with a retained façade
Security: Access Controlled & CCTV

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Location:

Located in a prime location of Hyde Park moments from Queensway station and well connected with Heathrow, Gatwick and City Airports.



Walking Distances from 154 Bayswater Road:

- 2 minutes Hyde Park/Diana Memorial Gardens
- 6 minutes to Kensington Palace
- 12 minutes to Holland Park
- 14 minutes to Kensington High Street
- 20 minutes Royal Albert Hall/Imperial College

Nearby Tube Stations:

- 3 minutes' walk to Queensway Station
- 4 minutes' walk to Bayswater Station