



Winkworth

New Homes



## 154 Bayswater

by ELIE SAAB

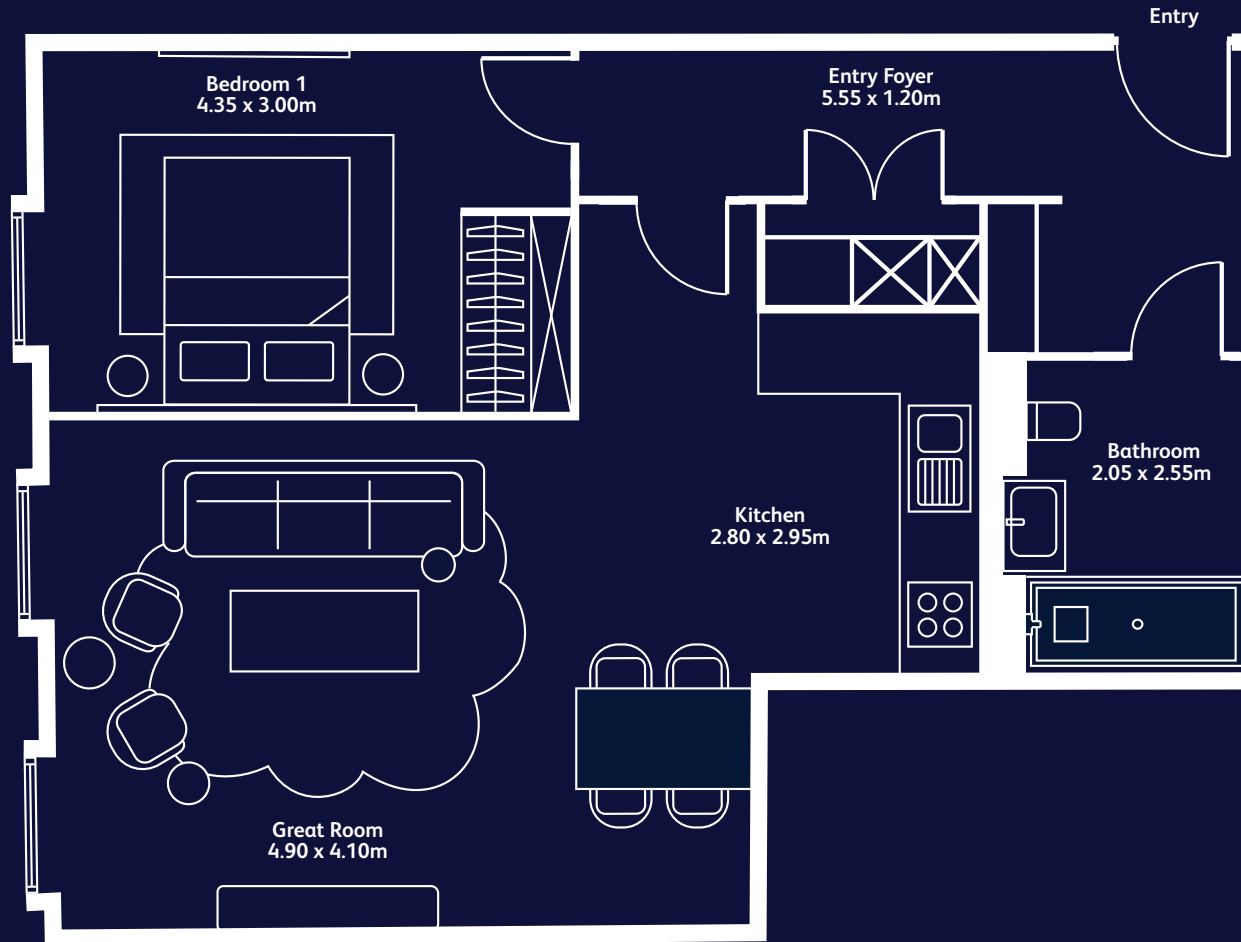
**302, 154 BAYSWATER ROAD, W2**

- 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





# Floor Plan



[newhomes.winkworth.co.uk](http://newhomes.winkworth.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

**Winkworth**  
New Homes

# 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. £7.32 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

### Contact:

Charles Jordan

[cjordan@winkworth.co.uk](mailto:cjordan@winkworth.co.uk)

+44 (0)207 355 0202

+44 (0)7823 772351

Adam Stackhouse

[astackhouse@winkworth.co.uk](mailto:astackhouse@winkworth.co.uk)

+44 (0)207 355 0202

+44 (0)7889 510036



### 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