**Spacious Top Floor One Bedroom Apartment**

# HEREFORD ROAD

BAYSWATER, W2

Asking Price
£650,000

BERKSHIRE HATHAWAY HOMESERVICES | LONDON

# PROPERTY DETAILS

**Guide Price**
£650,000

**Square Footage**
583

**Council Tax Band**
C

**EPC**
D

**Ground Rent**
£30 pa

**Service Charge**
£1,000 pa

**Tenure**
Leasehold 172 years remaining

This charming 1-bedroom flat is located on the top floor of a period building just off Westbourne Grove, on Hereford Road. The apartment is bright and inviting, with a thoughtful layout that maximizes space and makes the most of its proportions. The living space feels open and airy, offering a peaceful environment in which to relax and unwind. This apartment also has sole access to a non demised roof terrace..

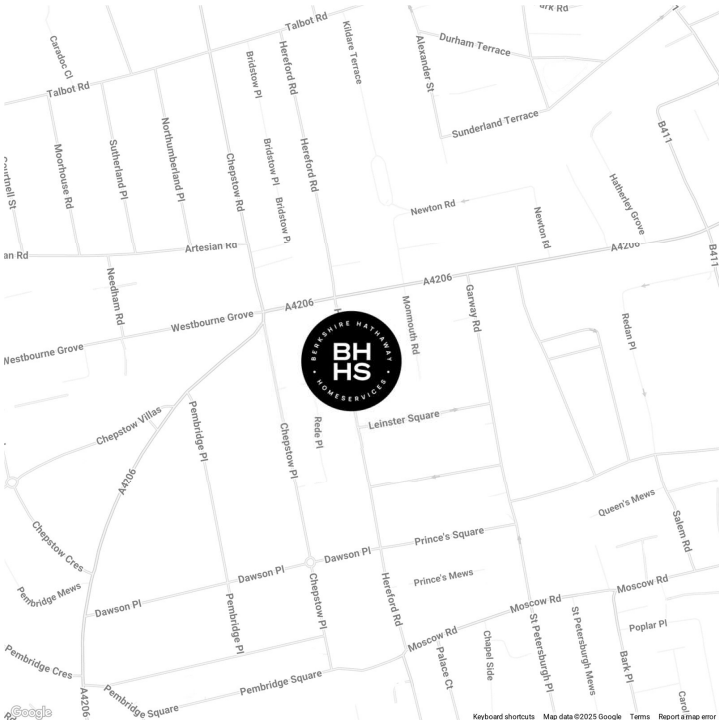
Hereford Road is a highly sought-after address, benefitting from the recent investment and rejuvenation of nearby Westbourne Grove, which now boasts an array of chic boutiques, cafes, and restaurants. Additionally, the flat is in close proximity to Queensway, an area currently undergoing a major regeneration project, ensuring the ongoing growth and vibrancy of this fantastic part of W2.

Ideal for those seeking a stylish, well-connected home in one of London's most exciting areas, this flat offers the perfect balance of period charm, modern convenience, and investment potential.

# FEATURES

- One Bedroom
- One Reception Room
- One Bathroom
- Upper Floor
- Period

# LOCATION



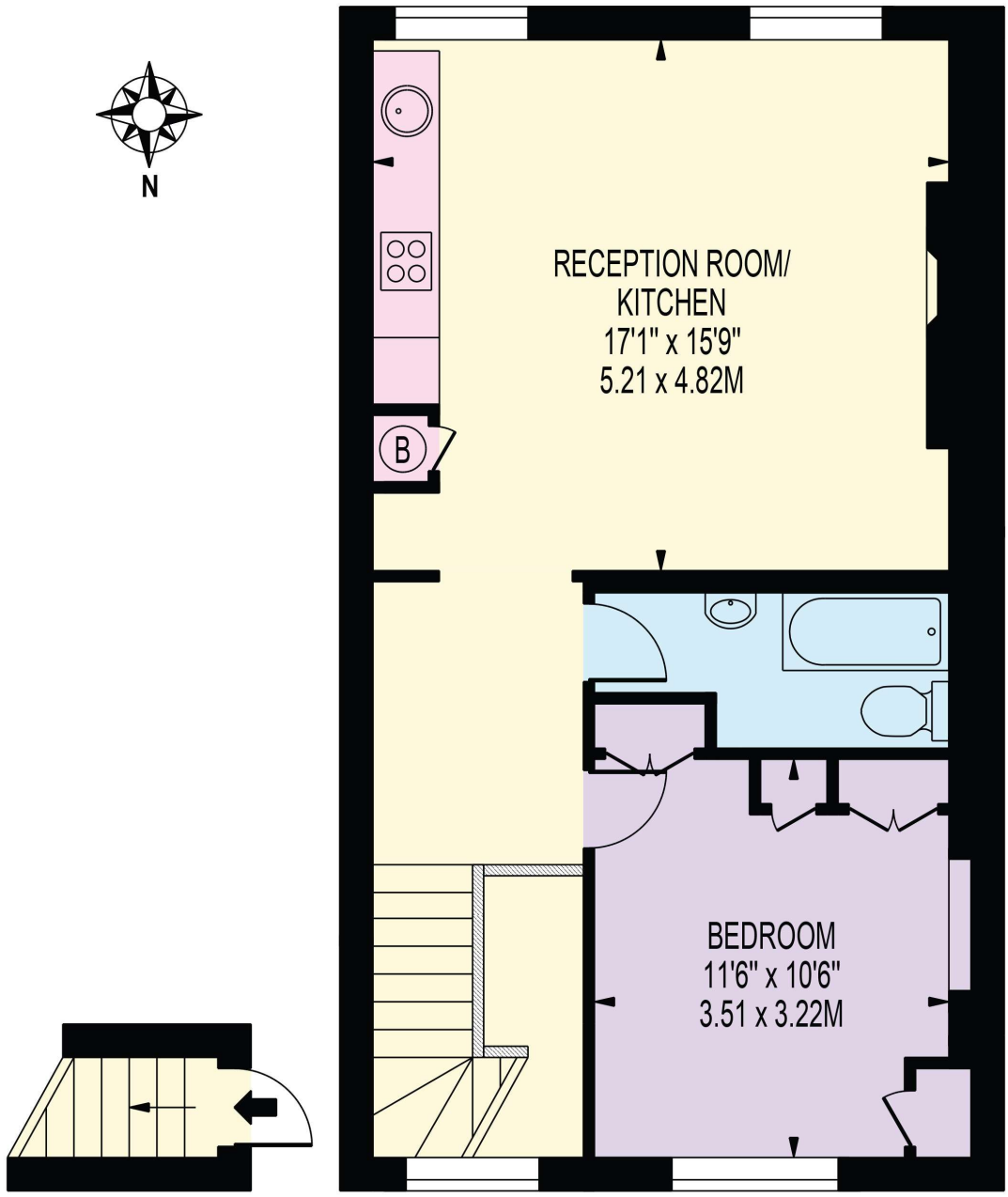

**HYDE PARK SALES**
24-25 Albion Street, W2 2AX

020 7262 2030
sales.hydepark@bhhslondon.com

# FLOORPLAN

## HEREFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **583 SQ FT - 54.17 SQ M**




SECOND FLOOR ENTRANCE

THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.