



**BEAUCHAMP
ESTATES**

Craven Hill Gardens

BAYSWATER





Townhouse with roof terrace and parking near Kensington Gardens.



Exterior

The property includes a private roof terrace positioned at the top of the house, providing open-air space separate from the main living areas. A driveway to the front allows for off-street parking, which is relatively limited in this part of Bayswater. There is also access to communal gardens, adding additional outdoor space beyond the property itself. A lightwell or courtyard introduces natural light into the lower levels.

Highlights

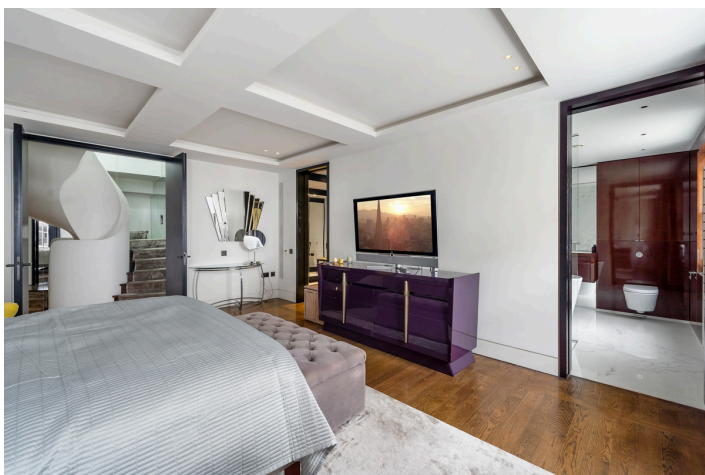
- All bedrooms arranged with ensuite bathrooms
- Short walk to Kensington Gardens and Hyde Park
- Feature staircase





Interiors

The ground floor is arranged as a combined reception and kitchen space, designed for open-plan living. A feature staircase connects all floors and acts as a central architectural element. The principal bedroom occupies its own level and incorporates a dressing room and ensuite bathroom, while the remaining bedrooms are arranged with their own ensuite facilities. The layout separates private and guest accommodation across different floors, with the roof terrace accessed from the upper level.



Features

- Communal Gardens
- Off Street Parking
- Roof Terrace

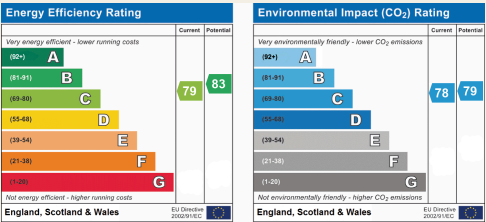
Location

Craven Hill Gardens is situated in Bayswater, within walking distance of Kensington Gardens and Hyde Park. The surrounding area includes a mix of independent cafés, restaurants and local shops, with Portobello Road Market also nearby. Transport connections are accessible via Queensway and Bayswater Underground stations, as well as Paddington station, which provides Underground and National Rail services.



Terms

Price: £3,250,000
Tenure: Leasehold, 987 years remaining
Ground Rent:
Service Charge:
Local Authority: Westminster City
Council Tax: H



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Craven Hill Gardens, W2

Approximate Gross Internal Area = 168.7 sq m / 1815 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 5.1 sq m / 55 sq ft
Stores = 1.4 sq m / 15 sq ft
Total = 175.2 sq m / 1885 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID961209)





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