# Craven Hill Gardens W2

O.I.E.O £2,000,000 Leasehold

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## Craven Hill Gardens

**An exceptional two-bedroom, two-bathroom apartment refurbished to the highest of standards.**

Set within a distinguished building, this showcase apartment features impressive high ceilings, expansive windows and a seamless blend of contemporary luxury and timeless elegance.
The property features a generously sized reception room, ideal for both relaxing and entertaining, a separate bespoke kitchen fully fitted with top of the range appliances, offering a stylish and functional space for cooking.

Both double bedrooms are superbly appointed, each boasting its own walk-in wardrobe and luxurious ensuite bathroom, while a beautifully finished guest W/C adds further convenience.
From design to detail, this home epitomises modern luxury at its finest and would make an outstanding primary residence, investment property or London pied-a-terre.





## Location

Craven Hill Gardens is renowned for its grand stucco-fronted Victorian buildings, peaceful garden squares and ideal location, moments from the open green spaces of Hyde Park.
Residents can benefit from outstanding transport connections, with Lancaster Gate, Bayswater, and Paddington Stations nearby, providing access to the Central Line, Heathrow Express and multiple underground lines.
The vibrant amenities of Queensway, Notting Hill and Westbourne Grove are also within easy reach, offering an array of boutiques, cafes, restaurants and the newly redeveloped Whiteleys.

Leasehold - 144 years remaining
Service Charge - Approx 3,600 p.a
Reserve fund - TBC
Ground rent - peppercorn
EPC - D
Council Tax - G


Miele
Miele

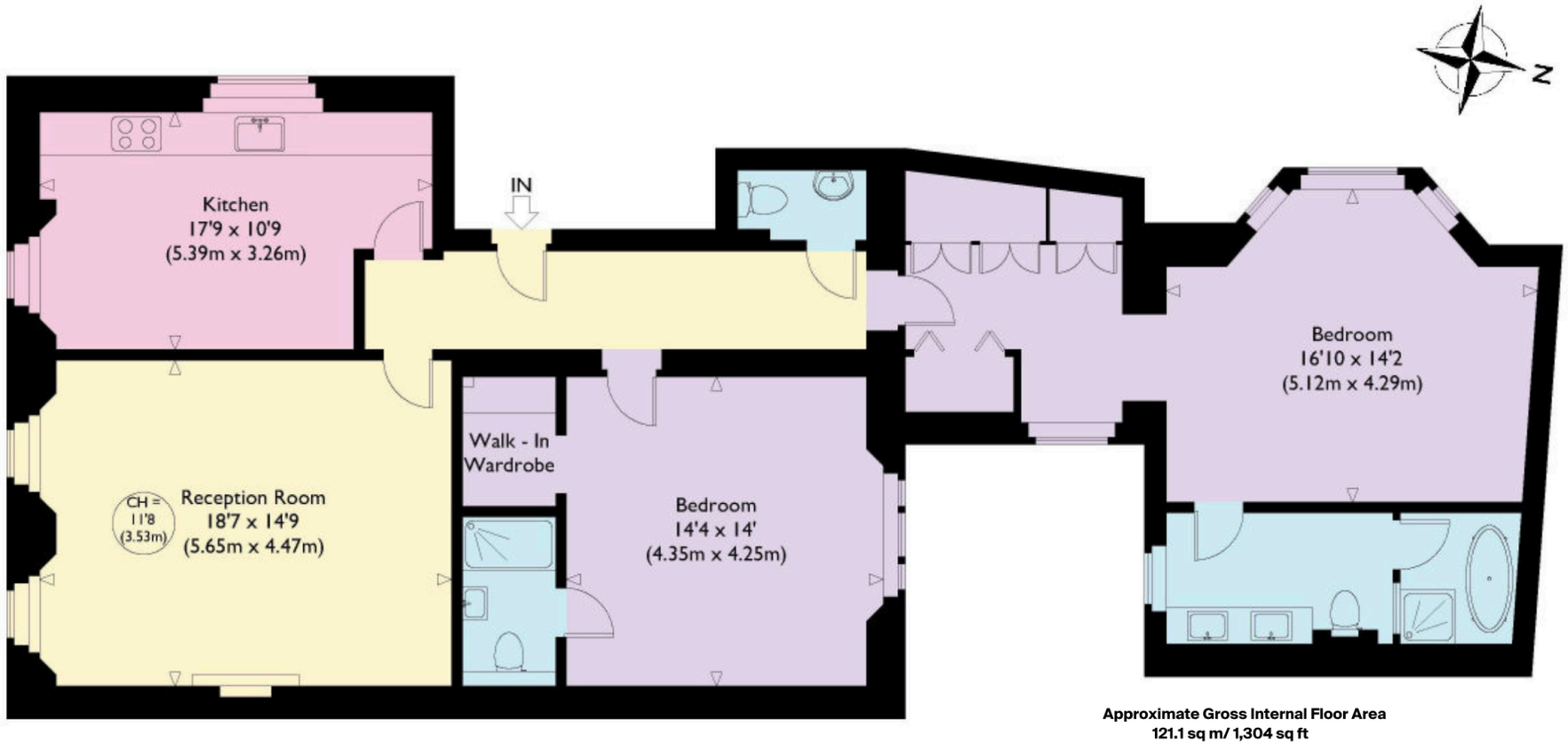













Ground Floor

**Approximate Gross Internal Floor Area**
**121.1 sq m/ 1,304 sq ft**
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Approximate gross internal area:
1,304 sq ft (121.1 sq m)
EPC rating: D | Ref: ALB250115

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For further details contact

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