



Winkworth

New Homes





*154 Bayswater*  
by ELIE SAAB

**G01 - 154 BAYSWATER ROAD, LONDON, W2**

2 Bedrooms | 2 En Suite Bathrooms | 1,419 sq. ft Internal Area | Additional Powder Room | Lower Ground and Ground Floor | Additional 242 sq. ft. Of Terrace Space | Ample Natural Light | 24h Concierge Service | Bike Storage | Designed by Elie Saab |

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.

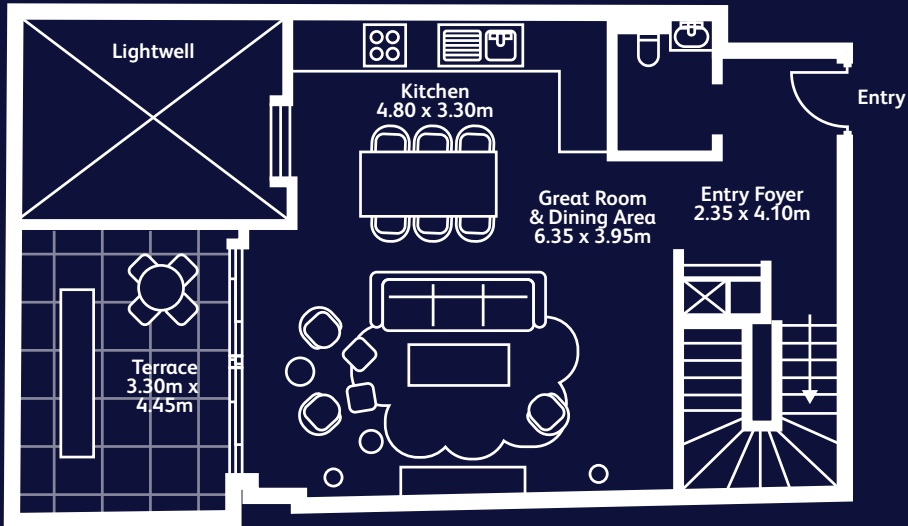
The booming Queensway Road is a mere 3-minute walk away and hosts world-leading brands, with the famous Whiteley shopping centre reopening in 2024.



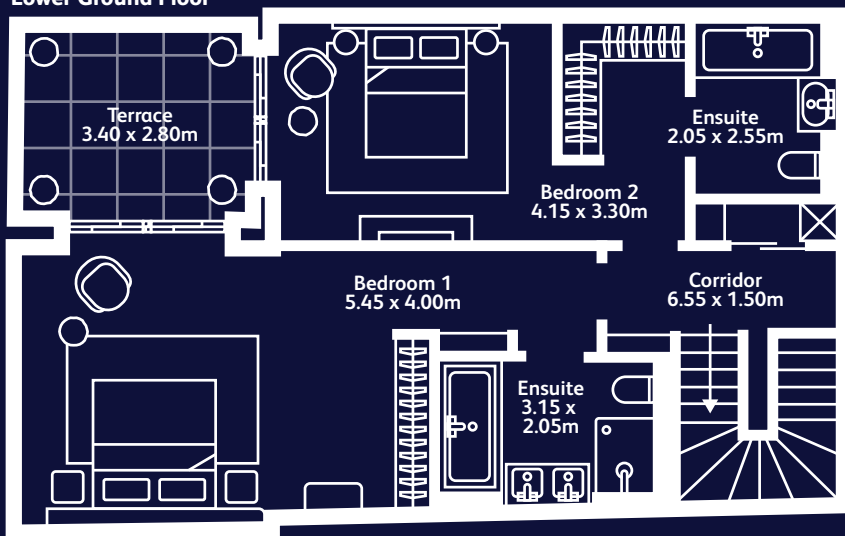




Duplex  
Ground Floor



Duplex  
Lower Ground Floor



# FLOOR PLAN

- 2 Bedrooms
- Duplex Apartment
- Lower Ground and Ground Floor
- 2 En Suite Bathrooms
- 1,419 sq. ft Internal Area
- Underfloor Heating
- Air Conditioning
- Lightwell To Bedrooms
- Additional Powder Room
- 103 sq. ft Lower Terrace
- Ample Natural Light
- 157 sq. ft Ground Floor Terrace
- Miele & Siemens Appliances
- Built In Wine Cooler
- Bespoke Fitted Full Height Wardrobes
- 24h Concierge Service
- Secure Bike Storage
- Designed by Elie Saab

**ASKING PRICE €2,500,000**

# Fact Sheet

## G01 - 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

### Contact:

Charles Jordan  
[cjordan@winkworth.co.uk](mailto:cjordan@winkworth.co.uk)  
+44 (0)207 355 0202  
+44 (0)7823 772351

Jessica Moreton  
[jmoreton@winkworth.co.uk](mailto:jmoreton@winkworth.co.uk)  
+44 (0)207 355 0202  
+44 (0)7787286594



### 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