



ELIE SAAB RESIDENCE, 154 BAYSWATER ROAD  
W2  
Asking Price £3,450,000 Leasehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

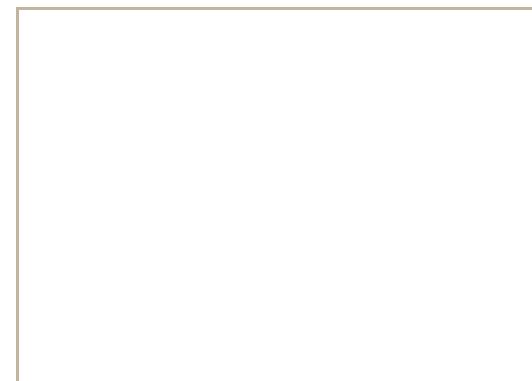
A superb, newly refurbished, three bedroom, three bathroom apartment set on the ground and lower ground floor of a brand new luxury development by Elie Saab Residences, boasting exceptional living space which has been masterfully designed, situated opposite the green expanses of Hyde Park.

Nestled at the heart of London and overlooking Hyde Park, the development is also moments from Queensway Road which

hosts world-leading brands, with the famous Whiteley's shopping centre reopening in 2023.

Features include, lift, full AC, underfloor heating, excellent security and excellent energy B EPC rating.

Entrance Hall : Reception/Dining Room With Open Plan Kitchen : 3 Bedrooms : 3 Bathrooms (2 En Suite Bathrooms) : Guest WC : Terrace :



## TERMS

999 years Leasehold  
 Service Charge Approx. £8 SqFt  
 Ground Rent £0  
 Council Tax : Westminster Band H

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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