



BARRIE HOUSE,,  
BAYSWATER, W2  
Asking Price £2,250,000 Leasehold - Share of Freehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS

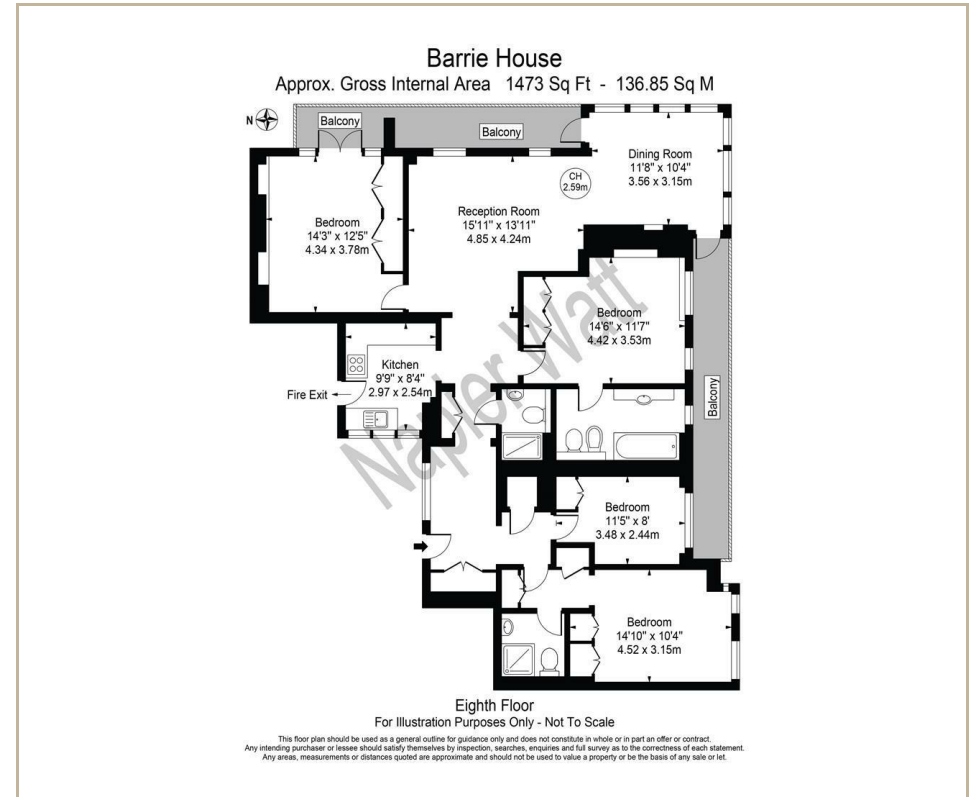
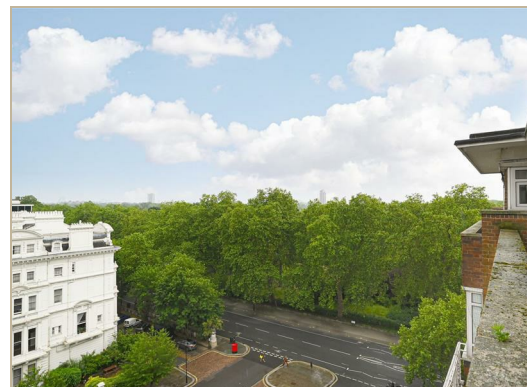
## Description

A unique, four-bedroom, three bathroom, eighth floor apartment offering superb views and set within a sought after 24 hour portered block, located directly opposite Hyde Park.

The property is offered in fair decorative condition, though would now benefit from some updating but offers the unique combination of a conservatory style sun room, currently used as a dining room, three balconies and air conditioning.

Lancaster Gate Tube is a two-minute walk from the property The secure building has 24 hour security, a porter and two communal lifts giving you direct access to the eighth floor.

Entrance Hall : Reception Room : Conservatory : Kitchen : Master Bedroom With Ensuite : Three Further bedrooms : Two Additional Shower Rooms : Three Balconies : 24 Hour Porterage : Lifts · EPC Rating TBC



## TERMS

Leasehold and a share of freehold

**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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