



BARRIE HOUSE,,  
BAYSWATER, W2  
Asking Price £2,250,000 Leasehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS

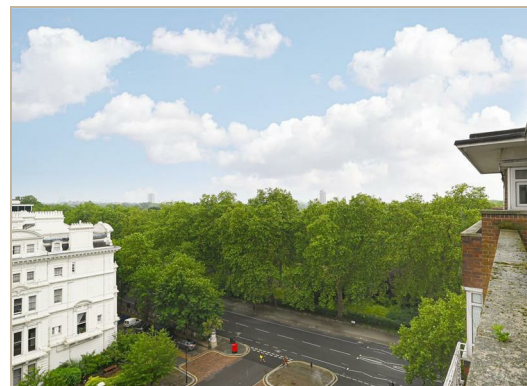
## Description

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 Portering : Lifts · EPC Rating TBC



**Eighth Floor**  
For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute a whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## TERMS

### Leasehold

Service charge : £2064.92 per quarter & £409.69 per quarter for reserve fund

**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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