



Bright One Bedroom Adjacent to Westbourne Grove

# HEREFORD ROAD

BAYSWATER, W2

Asking Price  
£550,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

**Guide Price**  
£550,000

**Square Footage**  
473

**Council Tax Band**  
D

**EPC**  
C

**Service Charge**  
£1,000 pa

**Tenure**  
171 Years Remaining

Situated on a charming street just off Westbourne Grove, this one bedroom property is on the second floor and comprises a bright open-plan kitchen/reception room, large double bedroom and modern bathroom. Convenient for the amenities and transport links of both Bayswater and Notting Hill Gate.

Hereford Road is a highly sought-after address, benefitting from the recent investment and rejuvenation of nearby Westbourne Grove, which now boasts an array of chic boutiques, cafes, and restaurants. Additionally, the flat is in close proximity to Queensway, an area currently undergoing a major regeneration project, ensuring the ongoing growth and vibrancy of this fantastic part of W2.

Ideal for those seeking a stylish, well-connected home in one of London's most exciting areas, this flat offers the perfect balance of period charm, modern convenience, and investment potential.

## FEATURES

One Bedroom

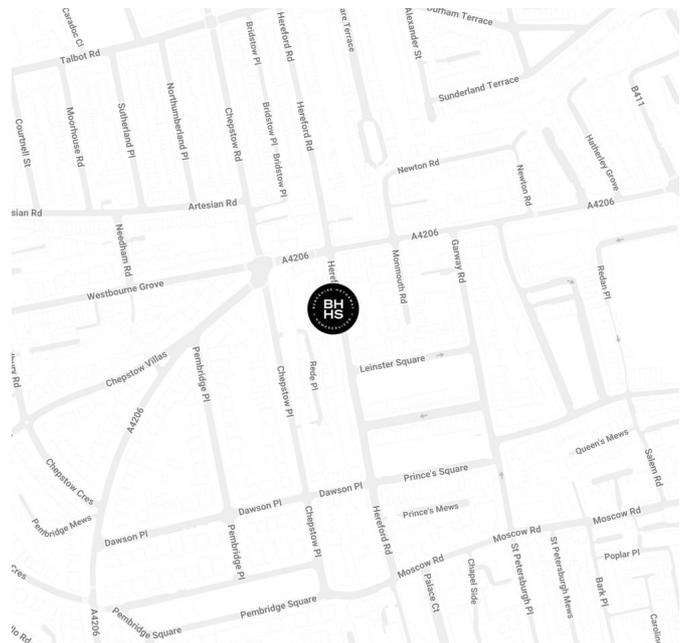
One Reception Room

One Bathroom

Period

Second Floor

## LOCATION



### HYDE PARK SALES

24-25 Albion Street, W2 2AX

020 7262 2030

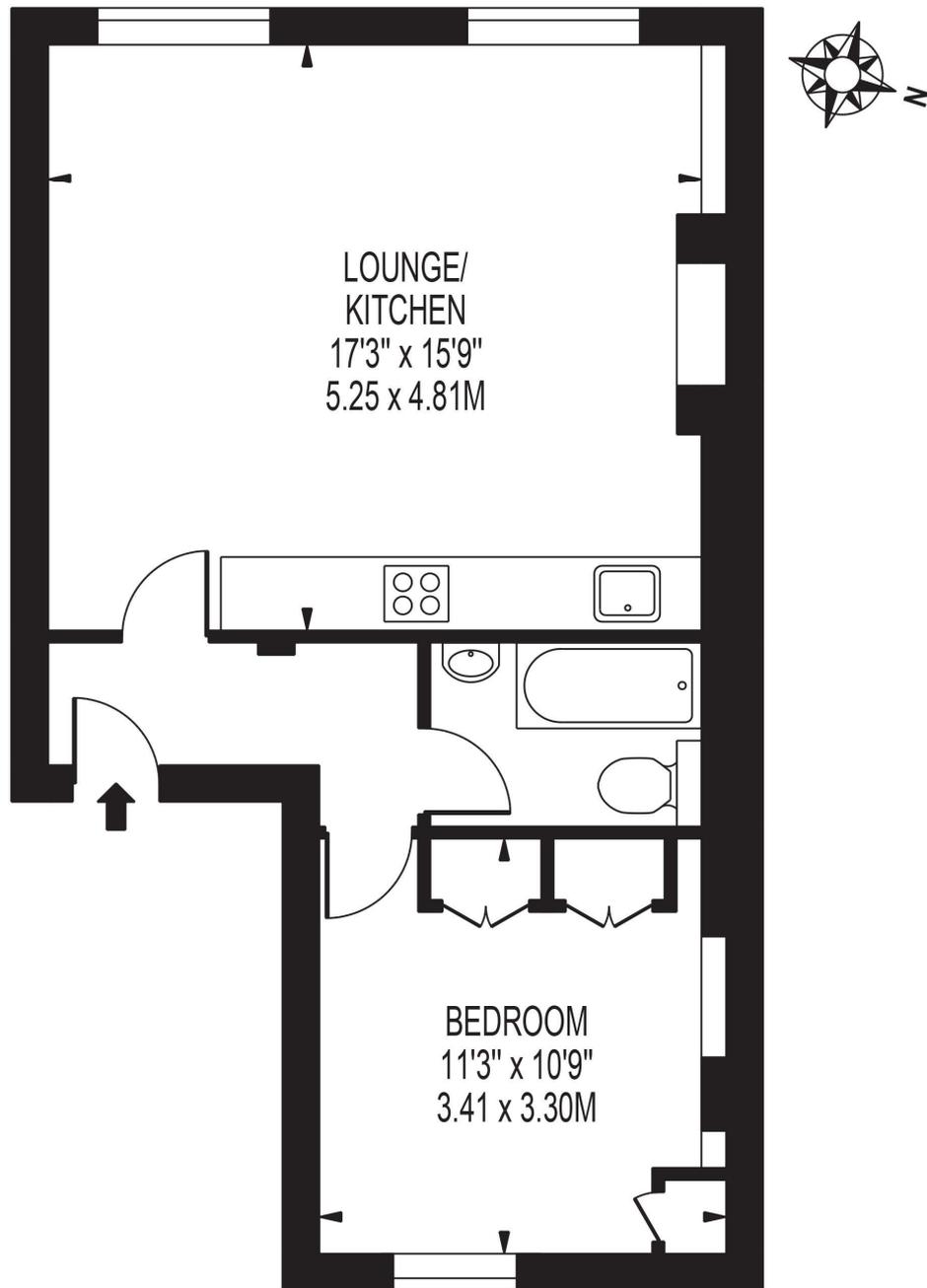
sales.hydepark@bhslondon.com



# FLOORPLAN

## HEREFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 471 SQ FT - 43.79 SQ M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN 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.