



# **RUSSELL SIMPSON**

Superlative property  
overlooking Hyde Park  
with one of the finest roof  
terraces in London

HYDE PARK TOWERS  
BAYSWATER W2

# Hyde Park Towers Bayswater W2

£2,675,000

BEDROOMS 2	INTERNAL 1,037 <small>SQ FT</small>  96 <small>SQ M</small>	OUTDOOR 968 <small>SQ FT</small>	COUNCIL Westminster
RECEPTION ROOMS 1		EPC B	COUNCIL TAX Band G
BATHROOMS 2	SERVICE CHARGE £14,500 pa	TENURE Leasehold	LENGTH OF LEASE 951 years









## The Property



Spacious flat in a portered building with bespoke interiors, exceptional views and a landscaped roof terrace by an award winning designer.

Stepping into the flat on the fourth floor, the front hall leads through to a well-proportioned reception room. This includes a library, a seating area, and a dining area that flows through to the fitted kitchen. As well as Gaggenau and Miele appliances, this includes a splashback of emerald green Pyrolave. Floor-to-ceiling windows fill this space with light, while doors open onto both the large roof terrace and balcony.







# Indoor Spaces

The other side of the flat features a generous bedroom with an ensuite bathroom, filled with light from a wide bay of windows and a door opening onto the balcony. Furthermore, this flat features a home office and a guest bathroom.









# The Design

The interiors were designed by studio Mlinario, Henry and Zervudachi. They blend vintage furniture, contemporary pieces and bespoke items to create tasteful, timeless spaces. The finishes mix velvet and faux suede walls, leather and stone flooring, oak bookcases and lacquered doors, all presented in very good condition.



Russell Simpson

Hyde Park Towers











# Outdoor Spaces & The Neighbourhood

The property includes an exceptionally generous roof terrace, oriented south and offering views over Kensington Gardens and Hyde Park. This unique space has been landscaped by Tom Stuart Smith Associates, winners of a gold medal at the Chelsea Flower Show. With wooden decking and careful planting, it offers separate breakfast and dining areas.

Hyde Park Towers is a popular block of flats constructed in 1980 on the corner of Porchester Terrace and Bayswater Road. It offers a porter, concierge, and secure underground parking.

From here, both Queensway and Bayswater underground stations are close, as well as the newly fashionable Queensway Road. Furthermore, the open spaces of Kensington Gardens and Hyde Park are a few moments' walk away.

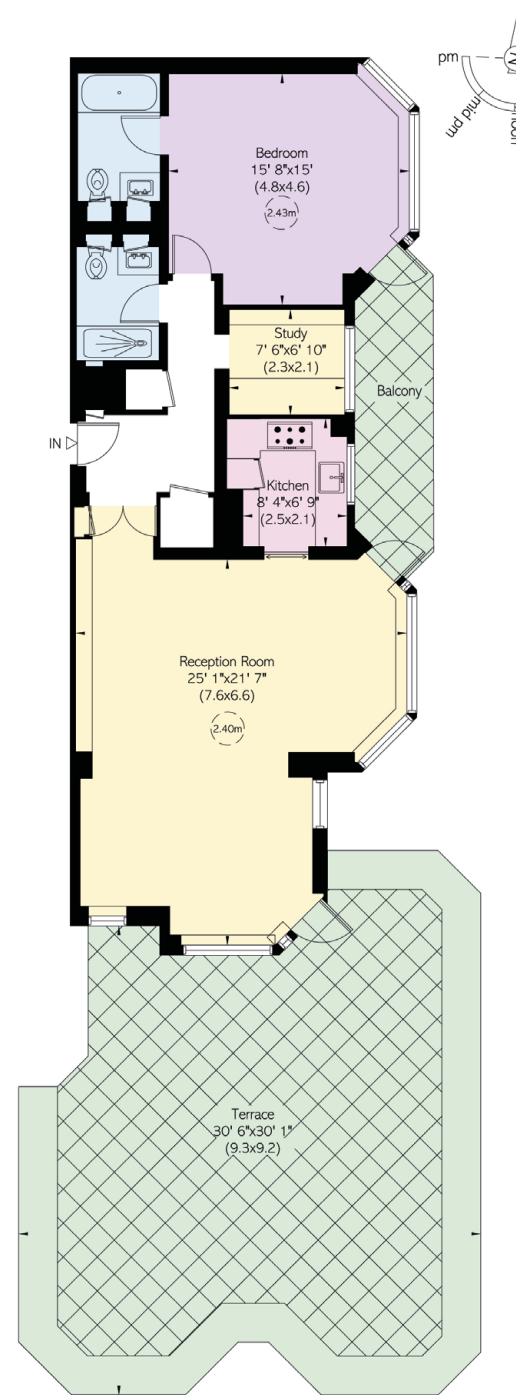


APPROXIMATE INTERNAL AREA

1,037 SQ FT / 96 SQ M

OUTSIDE AREA

968 SQ FT / 90 SQ M





**RUSSELL  
SIMPSON**

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## Contact us

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## Kensington & Notting Hill

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