

Craven Hill, W2 3EN

£2,800 PCM



A bright and spacious two double bedroom apartment set on the first floor of an attractive, well-maintained building on one of Bayswater's most sought-after streets. Quietly positioned at the rear, the flat enjoys peaceful views over the gardens. It boasts high ceilings, original period features, and a generous, light-filled reception room perfect for relaxing or entertaining.

The modern galley kitchen is well-equipped with integrated appliances including a dishwasher and washer/dryer, granite work surfaces, and plenty of storage. The fully tiled bathroom suite offers a shower over the bath for added convenience.

Residents benefit from access to communal gardens with a bike rack at the back of the building, and the option to enjoy the beautiful Hempel Japanese Gardens for a small fee.

Perfectly located, the apartment is just a 7-minute walk to both Paddington and Lancaster Gate underground stations and only moments from the open green spaces of Hyde Park. Local shops, cafés, and restaurants are all close by, offering an unbeatable lifestyle in the heart of Bayswater.

## CRAVEN HILL, W2

Approx. gross internal area  
622 Sq.Ft. / 57.8 Sq.M.

# Cavendish



FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		