






CRAVEN HILL GARDENS

London W2



A STYLISH FOUR-BEDROOM PENTHOUSE HOME

Occupying the top (fifth) floor of an elegant white-stucco period building in Craven Hill Gardens, W2, this penthouse is a superb blend of luxury and space.

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Local Authority: City of Westminster
Council Tax band: G
Tenure: Share of Freehold, approximately 999 years remaining
Ground rent: £1,000 per annum, reviewed every year, next review date 2026
Service charge: £35,000 per annum, reviewed every year, next review date 2026
Guide Price: £5,950,000



WITH BEAUTIFULLY LANDSCAPED GARDENS

Impressive 3.6 m ceilings soar above a beautifully proportioned open-plan entertaining area, enhanced by a retractable skylight in the centre of the living room that fully opens to the sky, while the solid oak floors and comfort cooling throughout with every room fitted with air conditioning, ensure effortless comfort all year round.

Currently arranged with three large double bedrooms with en suite bathrooms, the layout can be easily returned to its original four-bedroom plan with its bathroom – perfect for someone needing flexibility. Direct lift access leads you discreetly into your own floor, complemented by porterage and access to the lush, private communal gardens.



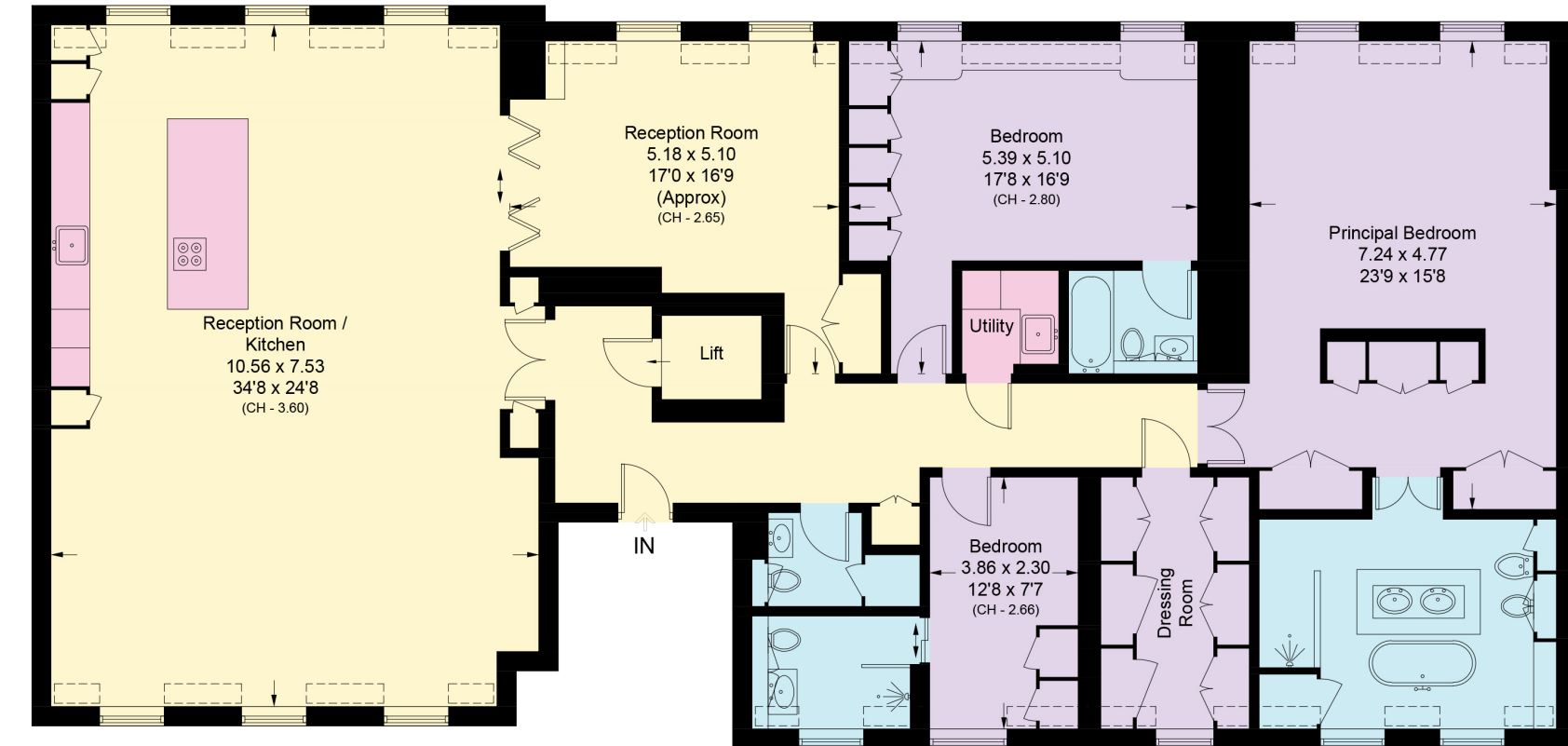


Craven Hill Gardens, W2

Approximate Area = 230.9 sq m / 2485 sq ft
(Excluding Lift)

Including Limited Use Area (8.4 sq m / 90 sq ft)

[] = Reduce head height below 1.5m



Fifth Floor

Approximate Area = 230.9 sq m / 2485 sq ft
(Excluding Lift)

Including Limited Use Area (8.4 sq m / 90 sq ft)

Approximate Gross Internal Area = 230.9 sq m / 2,485 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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