



# **RUSSELL SIMPSON**

Grand townhouse with  
unique potential on a private  
garden square opposite  
Kensington Gardens

ORME SQUARE  
BAYSWATER, W2

# Orme Square Bayswater W2

£7,500,000

|                        |                         |                        |
|------------------------|-------------------------|------------------------|
| COUNCIL<br>Westminster | INTERNAL<br>3,335 SQ FT | OUTDOOR<br>1,164 SQ FT |
| COUNCIL TAX<br>Band G  | 310 SQ M                | EPC<br>D               |
| TENURE<br>Freehold     |                         |                        |





# The Property



White stucco house with wide lateral interiors, garden, lift and the chance for complete renovation.

The house consists of five storeys, from the lower ground floor to the third floor. At present there are no internal walls, providing a series of large lateral spaces that could be used for an open-plan kitchen, a spacious living area, and several well-proportioned ensuite bedrooms. It also has a lift shaft connecting all levels and high ceilings across the ground, first and second floors.



# Indoor Spaces

The house requires complete renovation, offering a blank canvass for an imaginative owner to create their dream home. Unlike many of its neighbours, the property is not listed, meaning it has the potential to be completely reimagined for a modern family.

It currently has planning permission for a single-story ground floor rear extension, as well as alterations to the façade and an enlarged front lightwell. Full details can be found [here](#).







# The Neighbourhood

The property includes a large, west-facing garden, a front balcony on the first floor and a handsome white stucco façade. Residents also have access to the leafy communal garden at the centre of the square.

Orme Square was set out in 1820s and contains some of the oldest houses in Bayswater. It was named after the engraver, painter and property developer Edward Orme, who oversaw its building.

Over the years it has been home to celebrated figures from culture and business, including the artist Frederic Leighton and the banker Sir Ernest Cassel. This property was once the home to Edward Dannreuther, a well-known pianist and writer on music.

The entrance to this private square is gated, creating a peaceful and secluded setting. The open spaces of Kensington Gardens are opposite, while Queensway station is a short walk away. In addition, the many restaurants and shops of Notting Hill are within easy reach.

APPROXIMATE INTERNAL AREA

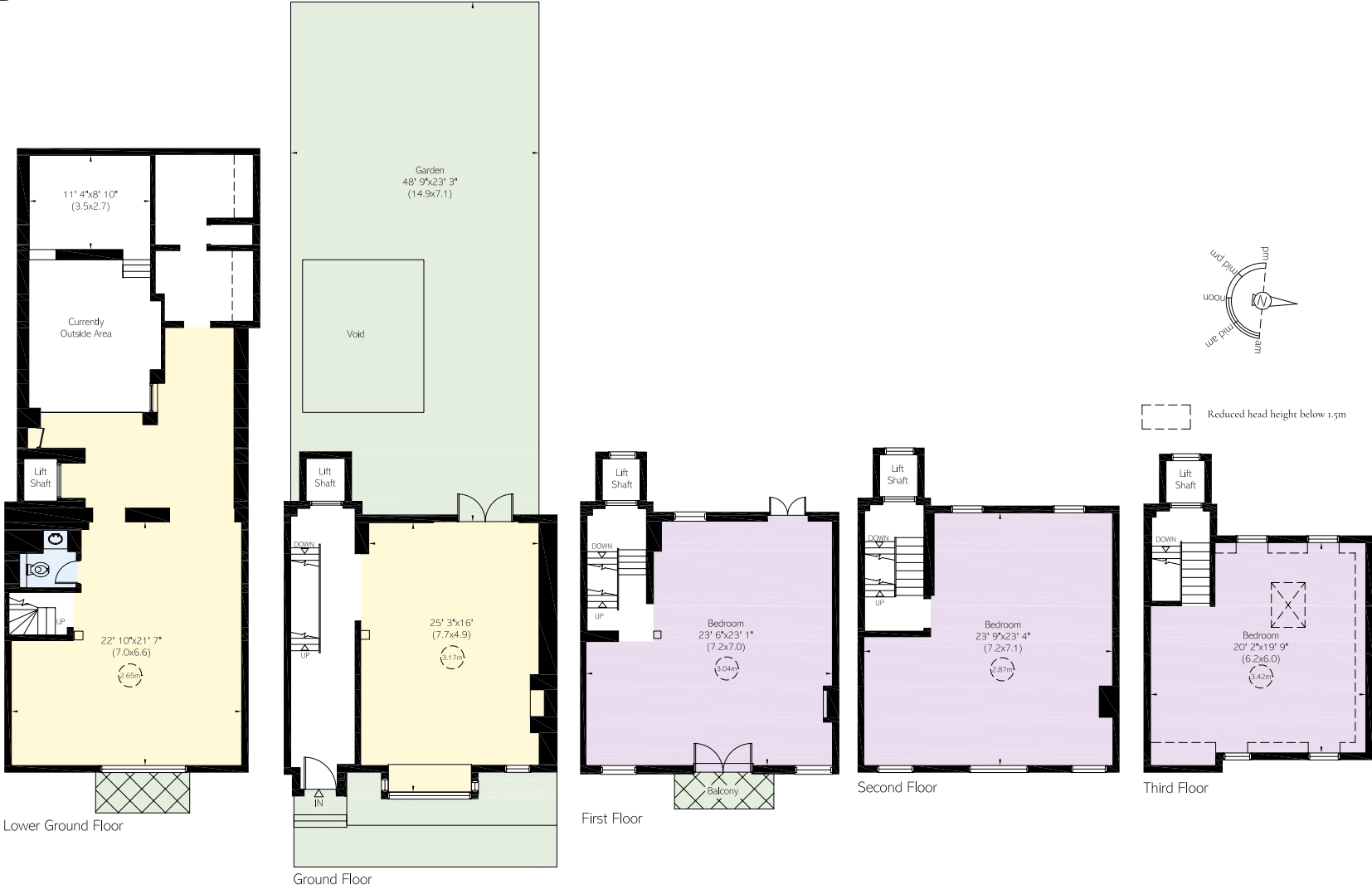
3,335 SQ FT / 310 SQ M

INCLUDING LIMITED USE AREA AND  
CURRENT OUTSIDE AREA

240 SQ FT / 22 SQ M

OUTSIDE AREA

1,174 SQ FT / 109 SQ M



# Approved Planning Permission

Planning Permission has been approved by  
Westminster, the details of which can be found [here](#)

# RUSSELL SIMPSON

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## Contact us

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## Kensington & Notting Hill

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.  
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