

# Queens Gardens, London W2

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Located within a period terrace on a sought-after garden square, this one bedroomed ground floor flat benefits from an expansive, well-presented living space. The property is entered via a long hallway with an extensive range of storage and a guest WC. The main living space is to the rear of the building; a southerly facing reception room with high ceilings, big windows and a stylish open plan kitchen. The room has great volume and ample space for relaxing and dining. The bedroom is naturally bright and offers fitted wardrobes and a contemporary tiled shower room.



## Guide price

£900,000

## Tenure

Share of freehold

## Peppercorn rent

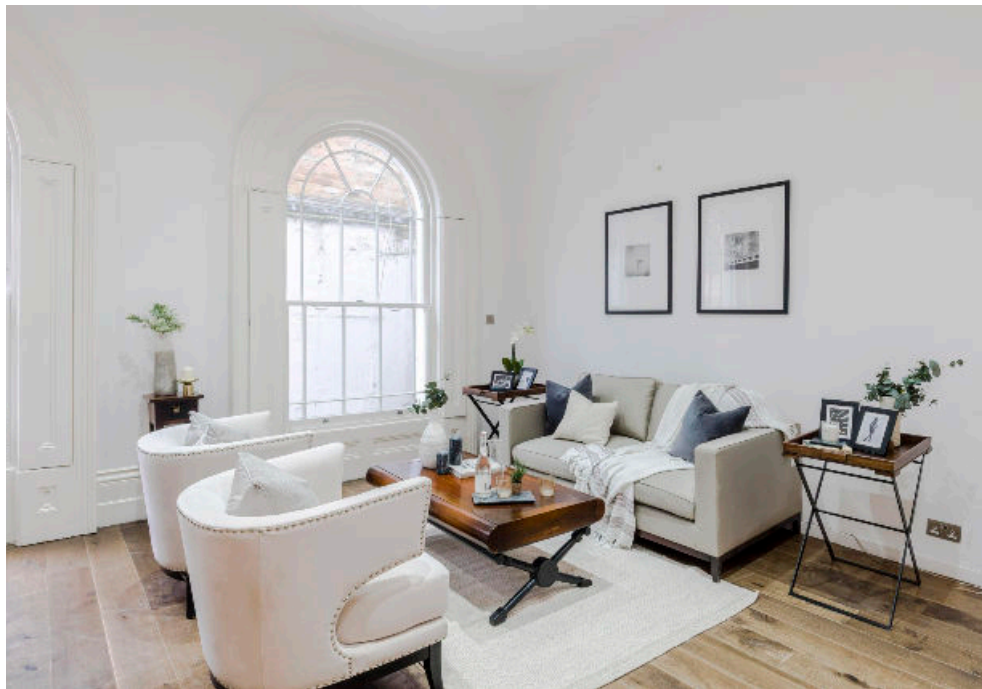
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## Location

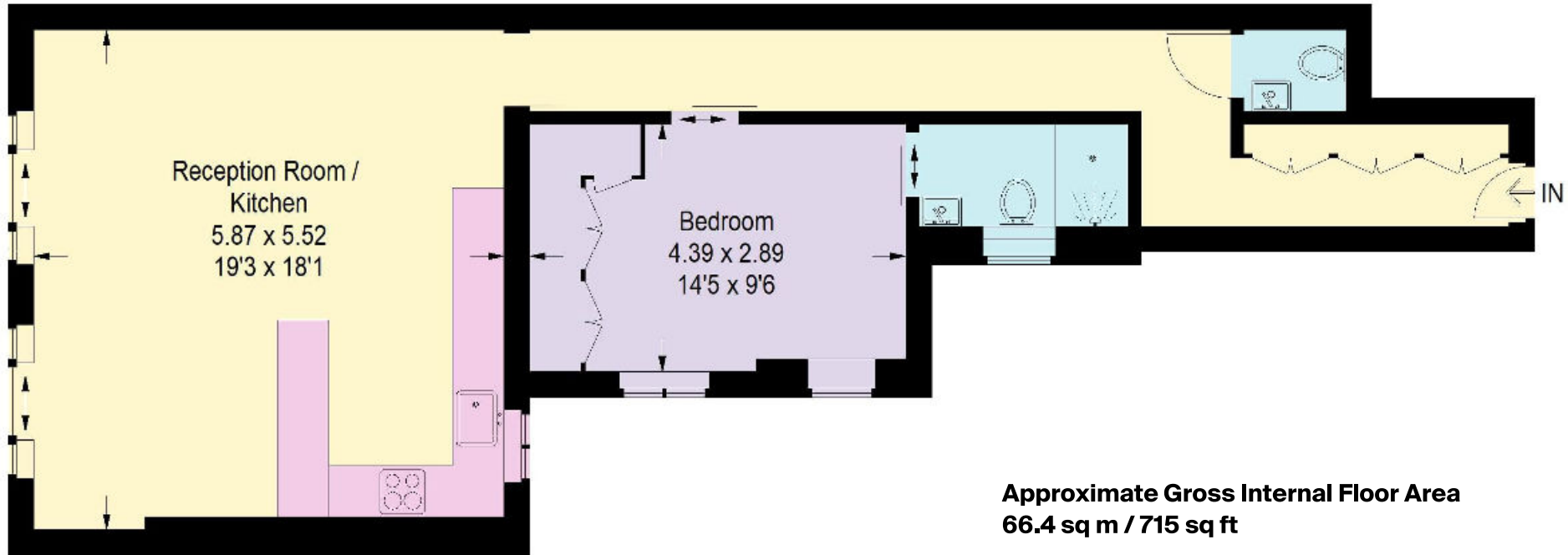
Queens Gardens is centrally located, with excellent transport links such as Lancaster Gate underground (Central line) and Paddington mainline (Network Rail and Heathrow Express) and underground stations (District, Circle, Bakerloo and Hammersmith & City lines).

Oxford Street and the West End are both easily accessible, offering some of the best shops, restaurants and theatre that London has to offer. Queens Gardens is perfectly positioned for the arrival of Crossrail, which will offer faster journey times into the City and Canary Wharf.









**Approximate Gross Internal Floor Area  
66.4 sq m / 715 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated . Photographs and videos dated .

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