



Queens Gardens, London W2



Queens Gardens, Hyde Park W2

Located on the sought after garden square, Queens Gardens, this property is well arranged on the lower ground floor of a stucco period terrace and benefits from a private entrance. The property comprises a long hallway on entry with lots of fitted storage. To the front of the property is a bright reception room with good ceiling height and a galley style kitchen with integrated appliances.

The bedrooms are to the rear and both have access to the central private patio. Both are of equal size with the principal bedroom also featuring an en suite shower room. There is also a separate family bathroom.

NB: Please note the furniture in these images are CGI and for illustrative purposes only.



Asking price: £945,000

Tenure: Share of freehold plus leasehold, approximately 97 years remaining

Service charge: £2,688.64 per annum, reviewed every year, next review date 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



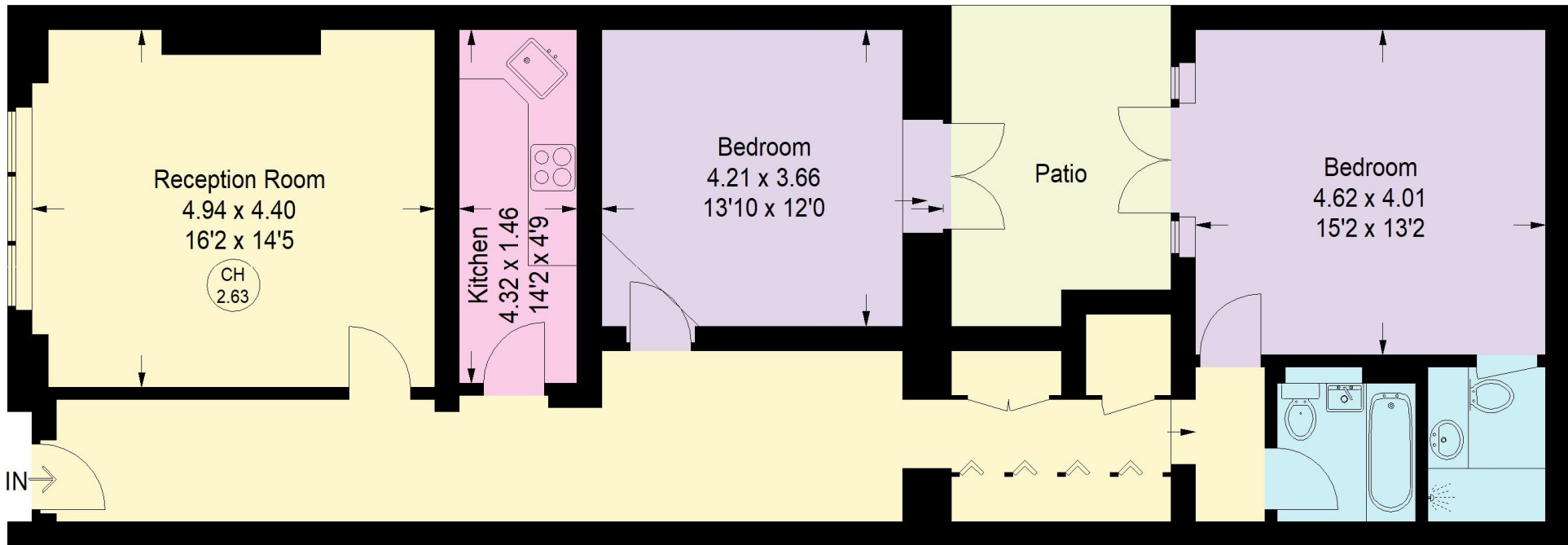


Location:

Queens Gardens is located in the heart of Bayswater with the shops and restaurants of Whitley's and Westbourne Grove nearby as well as the open spaces of Hyde Park. 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 (District, Circle, Bakerloo and Hammersmith & City lines) stations.

Oxford Street and the West End are both easily accessible offering some of the best shops, restaurants and theatre London has to offer. Queens Gardens also is perfectly positioned for the arrival of the Crossrail.





Approximate Gross Internal Floor Area
101.9 sq m / 1,097 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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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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