

# Queens Gardens, Hyde Park W2

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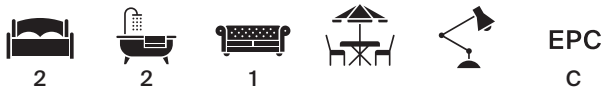




# Queens Gardens, Hyde Park W2

Overlooking a green garden square, a two bedroom first floor flat with a private terrace. Finished to an extremely high standard throughout and set over two floors, the property benefits from a stunning first-floor reception room with double-height ceilings, a fireplace, original cornicing and access to the private balcony. The large floor-to-ceiling windows allow an abundance of light to fill the room and has wonderful views over the green garden square.

Leading off the reception is a staircase to a cosy mezzanine which is ideal for use as a TV room or an at-home office. There is a modern and sizeable fully fitted kitchen just below, again benefiting from lots of natural light. There is also a quest cloakroom on this floor. The second floor comprises a spacious principal bedroom with an abundance of fitted wardrobes and a contemporary en suite shower room.



**Asking price:** £2,500,000

**Tenure:** Share of freehold plus leasehold, approximately 999 years remaining

**Service charge:** £6,791.05 per annum. Please note, we have been unable to confirm the next review date for the service charge, please inquire.

**Local authority:** City of Westminster

**Council tax band:** G











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Queens Gardens is located in the heart of Bayswater, with the shops and restaurants of Westbourne Grove nearby, as well as the open spaces of Hyde Park and Kensington Gardens.

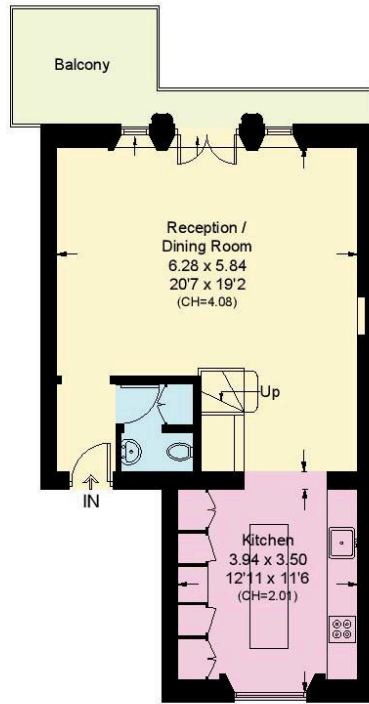
Transport links include Paddington Mainline and underground stations (Elizabeth, Bakerloo, Hammersmith & City, District and Circle lines), as well as Lancaster Gate (Central Line) underground station close by.





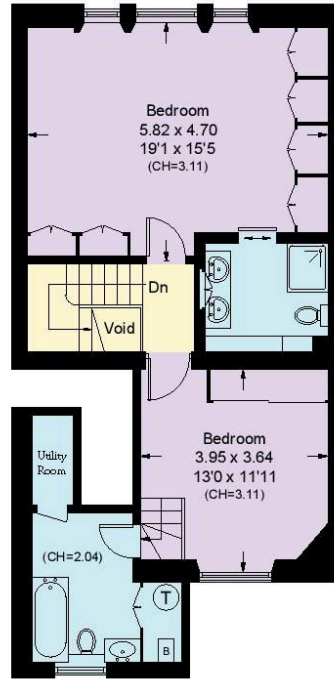




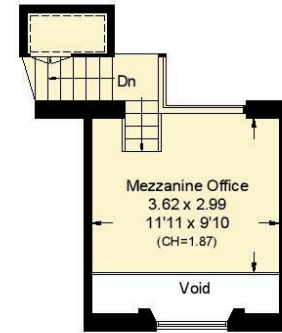


First Floor

☐ = Reduce head height below 1.5m



Second Floor



Mezzanine

**Approximate Gross Internal Floor Area  
128.0 sq m / 1,378 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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Particulars dated March 2023. Photographs and videos dated March 2023.

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