

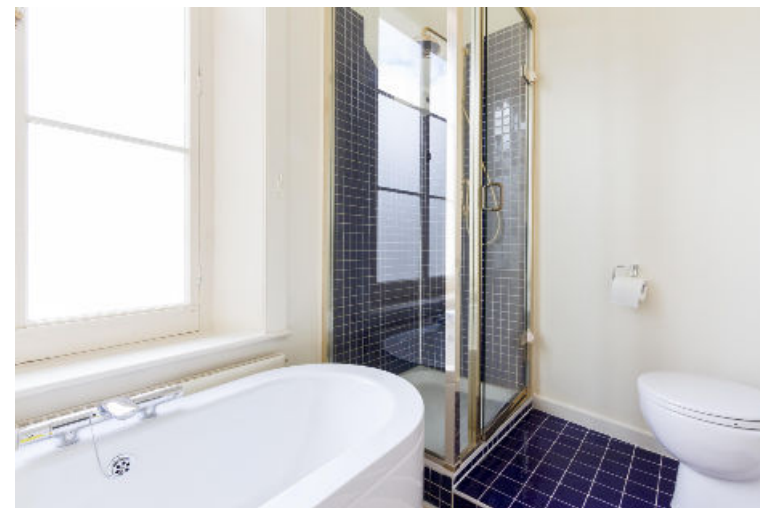
# Queens Gardens, Bayswater **W2**





City of Westminster  
Available furnished

Guide price  
**£525 per week**



A beautifully presented two bedroom apartment available to rent in the beautiful garden square, Queens Gardens, W2.

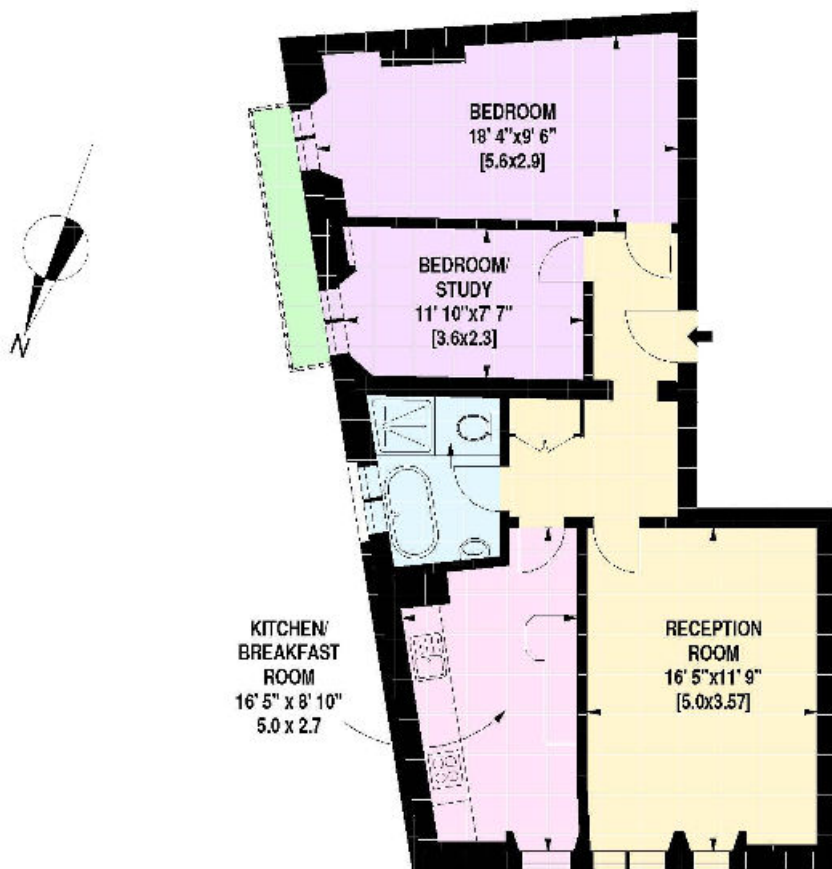
Situated on the second floor of a stunning Grade II listed building that offers all the conveniences of modern city living, this apartment offers bright and spacious accommodation and access to the pretty communal gardens.

The flat comprises two spacious double bedrooms, luxury bathroom, charming reception room with period features, high ceilings and original fireplace and a separate fully fitted eat in kitchen.

*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) station. 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 is perfectly positioned for the arrival of Crossrail in 2019 which will offer faster journey times into the City and Canary Wharf.*



# Queens Gardens, W2



Second Floor

## Approximate Gross Internal Floor Area

**69 sq m/743 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

### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).

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**I would be delighted to tell you more.**

**Guy Spencer**

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Particulars dated [March 2014]. Photographs and videos dated [March 2014].

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