



Queensdale Crescent, W11 4JY
Asking Price £475,000

coopers
OF LONDON EST. 1986

Queensdale Crescent, W11

- Modern purpose built garden apartment
- 571 sq ft
- Bright and spacious
- Garden access from reception room and bedroom
- Short walk to Westfield London
- 5 mins walk to Holland Park and Shepherds Bush Tube Stations

Modern, purpose built garden flat in a superbly located private block near Holland Park and Shepherd's Bush.

This ground floor property is a spacious 571sq ft and comprises: entrance hallway with large storage cupboard, modern bathroom, double bedroom with built-in wardrobe and a bright, airy kitchen/reception area. Both the bedroom and reception area have direct access into the private garden.

Set within a well maintained building, the apartment is a short walk from Shepherd's Bush and Holland Park stations (Central and H&C lines). The shops, bars and restaurants of Holland Park Avenue are within easy reach, as is the park itself. Fives minutes in the other direction, Westfield offers a full range of world class shops and leisure amenities.

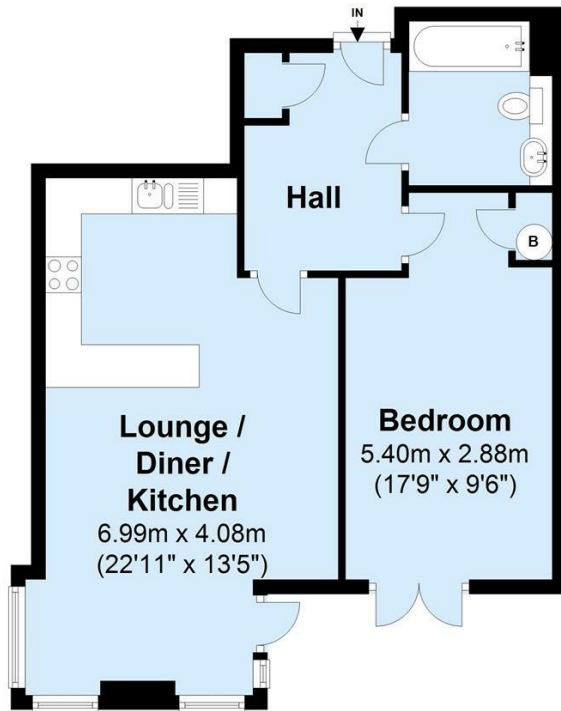
Viewing recommended - internal photos to follow.





Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	78	80	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	82	84	EU Directive 2002/91/EC

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersoflondon.co.uk

0207 580 9658

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.