



## 30 PRINCES SQUARE

LONDON, W2 4NP

£750,000  
LEASEHOLD

Nestled in the heart of the prestigious Princes Square, this beautifully refurbished one-bedroom apartment perfectly combines luxury with urban living. Every inch of this residence speaks of refinement and elegance, making it a true gem in one of London's prime locales

The generous living room is complemented by a dedicated dining area, making it a perfect space for both relaxation and entertainment.

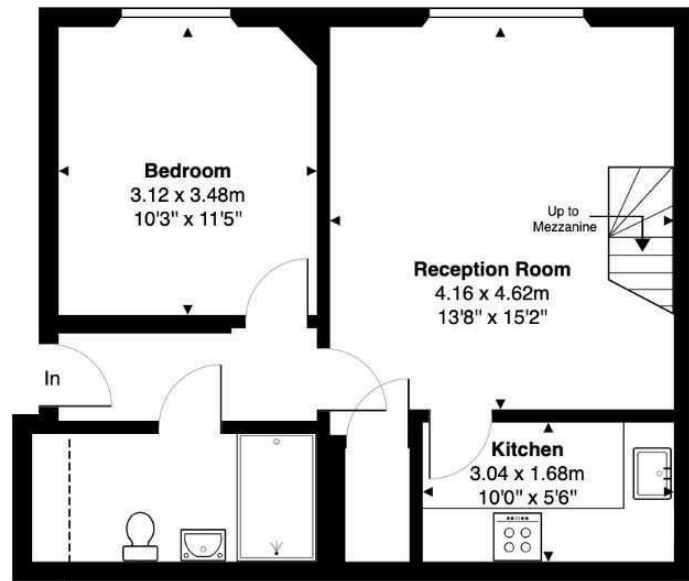
Positioned just minutes away on foot from Bayswater tube station, this apartment offers unparalleled convenience for commuting and exploring the city.

Every corner of this apartment has been thoughtfully designed with modern fixtures and finishes, reflecting a blend of style and function.

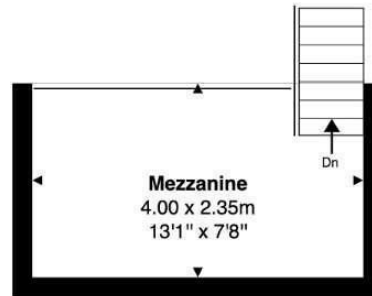
**Hemmingfords**

## Princes Square, W2

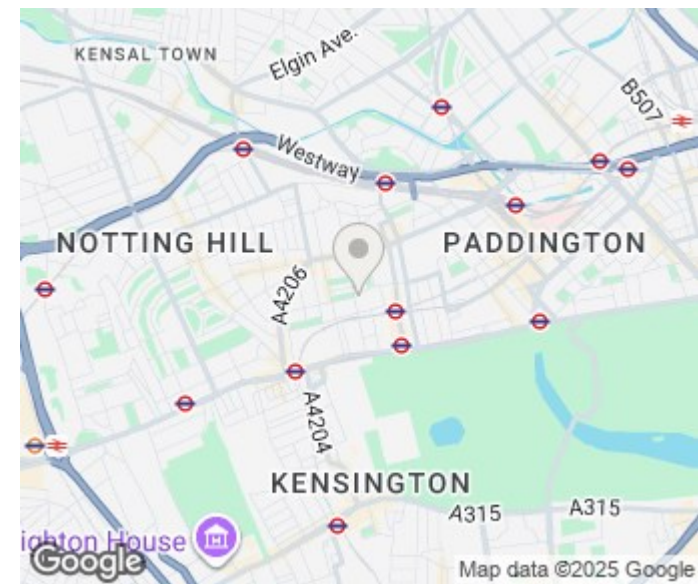
Total Area: 58.0 m² ... 624 ft²



Ground Floor



This Floorplan is provided without warranty, of any kind.  
Bespoke Plans disclaims any warranty including,  
without limitation, satisfaction, quality or accuracy of any dimensions



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**