



REAL
ESTATE

3, Queen Annes Gardens, London W4 1TU



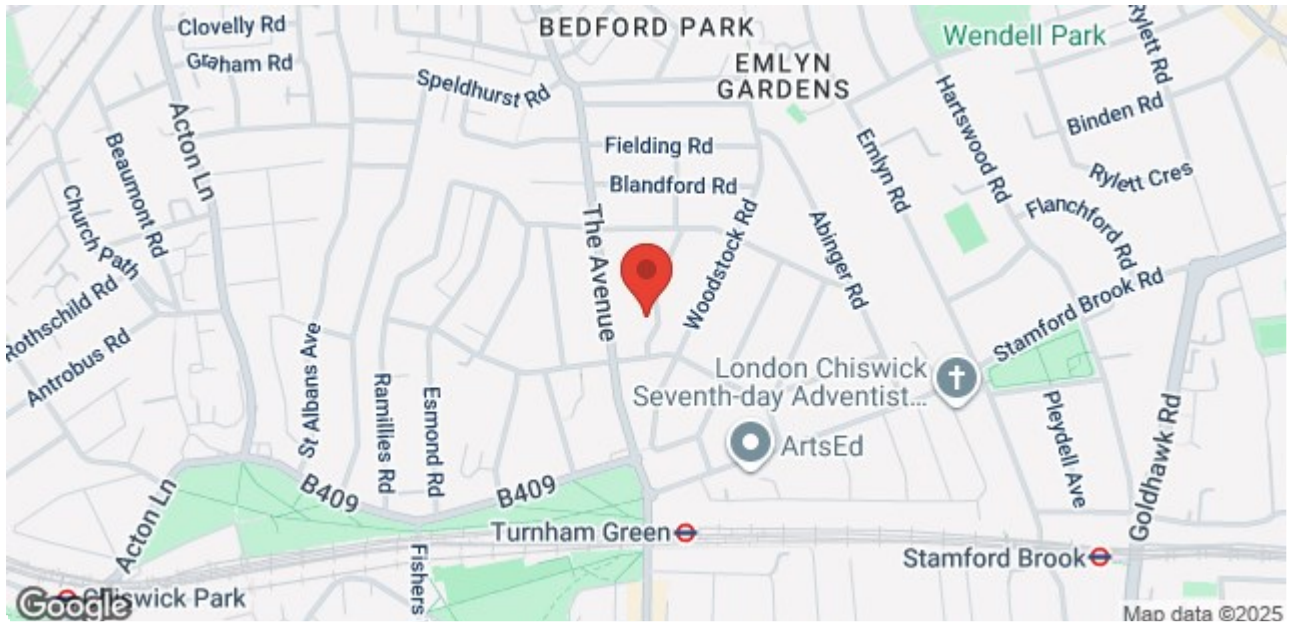
- Grade II listed
- Detached house
- Off Street Parking
- Bedford Park
- No Onward Chain
- Six Bedroom
- Freehold
- Two Cellars
- London's First Garden Suburb
- Designed by Norman Shaw

This beautifully presented house is light and bright throughout and offers 4132 Sq ft of floor area, with one of Bedford Park's largest west facing gardens. Situated on arguably the area's most prime residential road.

£6,250,000

7 Marylebone Lane, London, W1U 1DB
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QUEEN ANNES GARDENS, W4

Approximate Gross Internal Area
4132 sq. ft. (383.9 sq. m.)



Floor plan is for illustrative purposes only. Measurements, fixtures, fittings, and data shown are approximate and should not be relied upon as a statement of fact. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers or tenants should make their own inquiries and verify the information supplied.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Grade II Listed Detached House In The Prime Residential Area Of Bedford Park, With One Of Bedford Park's Largest West Facing Gardens.

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 of 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.

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