



Leinster Gardens  
Bayswater, W2







A chic, compact living space nestled within an elegant historical building adorned with pristine white stucco in the vibrant neighbourhood of Bayswater. This abode boasts a prime location in a coveted residential enclave, surrounded by an array of bustling shops, trendy bars, and delectable dining options lining Queensway. Convenient access to transportation is provided by the nearby Bayswater underground station, serviced by the Circle and District Lines, enhancing connectivity and accessibility for residents.

- Separate kitchen
- Dual aspect
- Raised ground floor
- Period conversion
- Conveniently located close by Queensway and Bayswater

Asking Price £295,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		82
55-68 D	69	
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold 100 years 11 months remaining (29/09/2125)

**Service Charge:** £1540 per annum

**Ground Rent:** £30

**Local Authority:** Westminster

**Council Tax Band:** C

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

London

W2 2AB

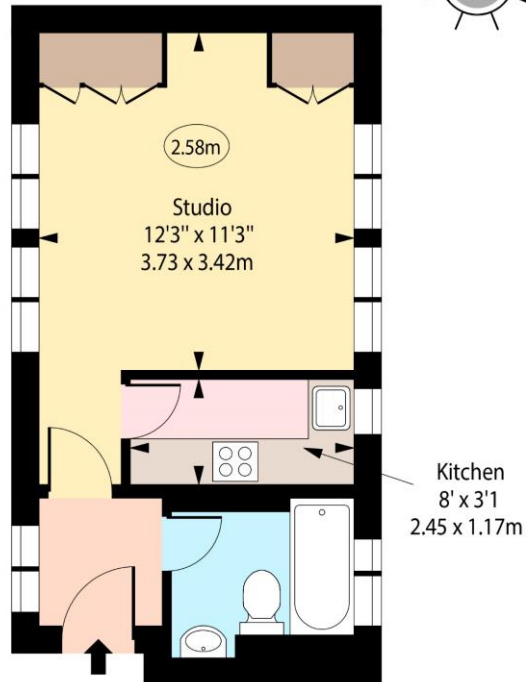
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020 7298 5900

[chestertons.co.uk](http://chestertons.co.uk)

## Leinster Gardens, W2

○ - Ceiling Height



First Floor

Approx Gross Internal Area 248 Sq Ft - 23.04 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 024232MS

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