

Queens Gardens, Hyde Park W2



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Located on a popular garden square in Bayswater, this impressively sized property that has been recently refurbished to an exceptional standard is arranged over two floors of a period conversion.

On the top floor there is a large open plan reception room and kitchen with 3.8 meter ceiling height. The bespoke kitchen includes a generous sized island, marble imported from Italy, Miele appliances and a Quooker tap. On the same floor there are two double bedrooms with full en-suites and a fully bespoke office.

Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.



Asking price: £2,850,000

Tenure: Share of freehold plus leasehold, approximately 131 years remaining

Service charge: £4,026 per annum

Local authority: City of Westminster

Council tax band: G

The entire first floor is the principal suite which includes a large dressing room with bespoke wardrobes, a large en-suite with free standing bathtub, a spacious double headed rainforest shower plus his and her sinks custom made and imported from Italy. The suite also benefits from grand windows, luxury chandeliers and elegant designer lights.

Further features of the property include central AC, underfloor heating, marble fireplaces and Sonos speakers throughout.

The property further benefits from southerly views over the garden square, a roof terrace and a spacious loft.

Queens Gardens is located in the heart of Bayswater with the shops and restaurants of Whitley's and Westbourne Grove nearby as well as the open spaces of Hyde Park.



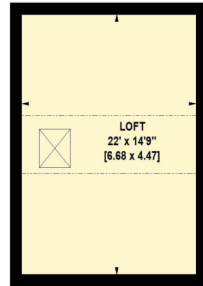




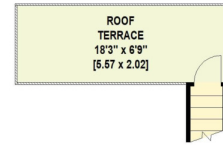




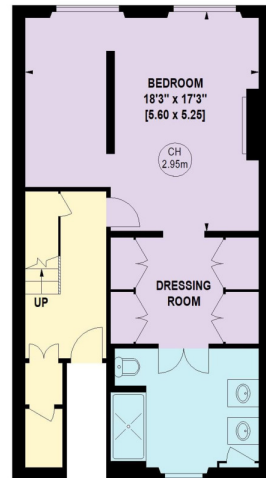




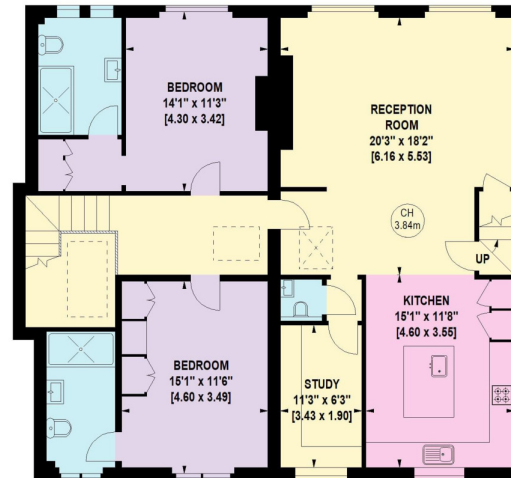
LOFT



FIFTH FLOOR



THIRD FLOOR



FOURTH FLOOR



**Approximate Gross
Internal Floor Area
213.11 sq m / 2,294 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.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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