

# Queens Gardens, London W2











City of Westminster

Guide price  
**£1,800,000**

Share of Freehold



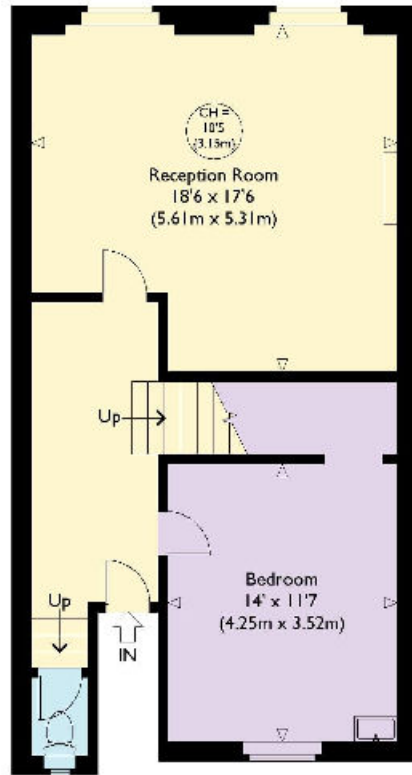
This impressively sized Grade II listed property offers living space over two floors with generously sized rooms, views over the garden square and a lot of scope for redevelopment.

With great spaces and rooms sizes throughout there is a lot of scope to reconfigure and make a fantastic home. The property sits on the popular garden square and also has southerly views over the gardens.

Currently arranged as a 4/5 bed, the properties current layout comprises reception room, bedroom and cloak room on the second floor while on the third floor is four generously sized bedrooms, a smaller fifth (or study) and a kitchen.

*There is also potential that the roof space can be included in the sale, which offers the potential to raise at the rear aspect to create more floor area and a further large roof terrace. Subject to the freeholders permission and the usual listed building and planning consents from Westminster Council.*

# Queens Gardens



Third Floor



Fourth Floor

Approximate Gross Internal Floor Area : 2040 sq ft / 189.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.

Knight Frank  
Hyde Park  
1 Craven Terrace  
London  
W2 3QD

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hydepark@knightfrank.com



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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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Particulars dated September 2020. Photographs and videos dated October 2019.

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