



  
**Mariana**  
Real Estate

**The Whiteley 149 Queensway  
London, W2 4YN  
£2,300 Per Week**

Situated in one of London's finest luxury developments, a unique and captivating one bedroom apartment boasting 3.4m high ceilings throughout. This exceptionally finished apartment has an internal square footage of 1,150 sq ft and floor to ceiling windows in the principal rooms.

The building, which first opened as a luxury department store in 1863, has undergone an extensive renovation transforming this grand scheme into a boutique collection of 139 private apartments, Six senses Hotel with Spa, and landscaped internal gardens and walkways which residents will have access to.

Located on the first floor, this apartment exudes luxury and thoughtful details throughout. 3.4 m ceilings add to the sense of grandeur prevalent throughout the apartment which is fitted with the finest natural materials including marble bathrooms and wooden floors.

The open plan kitchen/dining/reception room, which is entered through a large Crittall glass door, is a fabulous open space with natural light, and Juliette balcony. The fully-fitted minimalist kitchen features pale wooden cabinetry and chic marble splashbacks and work surfaces.

The generously proportioned double bedroom also boasts floor to ceiling windows, a second Juliette balcony, and dressing area with floor to ceiling fitted wardrobes. The Carrera marble ensuite bathroom with double walk-in shower is elegant and timeless, adding a sense of tranquility to this light and spacious apartment.

Additionally, the apartment also benefits from a guest w/c, and a plethora of fitted wardrobe and storage space.

The apartment comes with one private and secure parking space, currently accessed via a valet parking service.

The Whiteley will house, a range of shops and restaurants, and is within walking distance of Kensington Gardens, Hyde Park, and has excellent transport links.









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THE WHITELEY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1150 SQ FT - 106.83 SQ M

CEILING HEIGHT 11.48 FT - 3.5 M THROUGHOUT THE APARTMENT



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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

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