



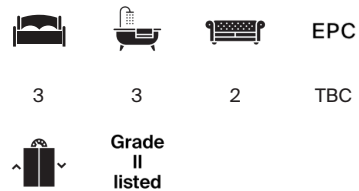
QUEENS GARDENS

Bayswater, W2



A BEAUTIFUL PENTHOUSE

This three bedroom penthouse is set over three Grade II listed White Stucco buildings in one of the best streets in W2.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold with 979 years and Leasehold with 996 years

Ground rent: Peppercorn

Service charge: £15,000 per annum, reviewed every year, next review due in 2027

Guide Price: £2,500,000



AN ELEGANT PERIOD BUILDING

Located on the fifth floor (with lift access) of an elegant period building, the property opens into a bright open-plan dining room that leads through to the kitchen. The Shaker kitchen is fully equipped with a double oven, built-in fridge/freezer, dishwasher, and a separate utility room.

Through glass crittall doors is the tranquil reception area which provides a fluid space from the large dining area. Leading through to a second reception room that is a versatile space, which can be used as a children's play area or home office. The private terraces lies across the front of the three buildings and is accessible across all living areas, offering natural light and green views throughout.









OPULENT PRINCIPAL SUITE

The principal bedroom is bright and spacious with a walk-in closet, built-in storage, stylish claw-foot bathtub and ensuite bathroom with separate WC. There are two further bedrooms and two larger bathrooms located at the rear of the building.

Measuring over 1,800sqft, this apartment offers fantastic interior designed space, green views and an abundance of natural light throughout.







IN THE HEART OF BAYSWATER

Queen's Gardens enjoys a prime position in the heart of Bayswater, one of West London's most desirable and well-connected neighbourhoods. The property is also just moments from the vast green expanses of Hyde Park and Kensington Gardens, offering an idyllic setting for outdoor leisure and relaxation.

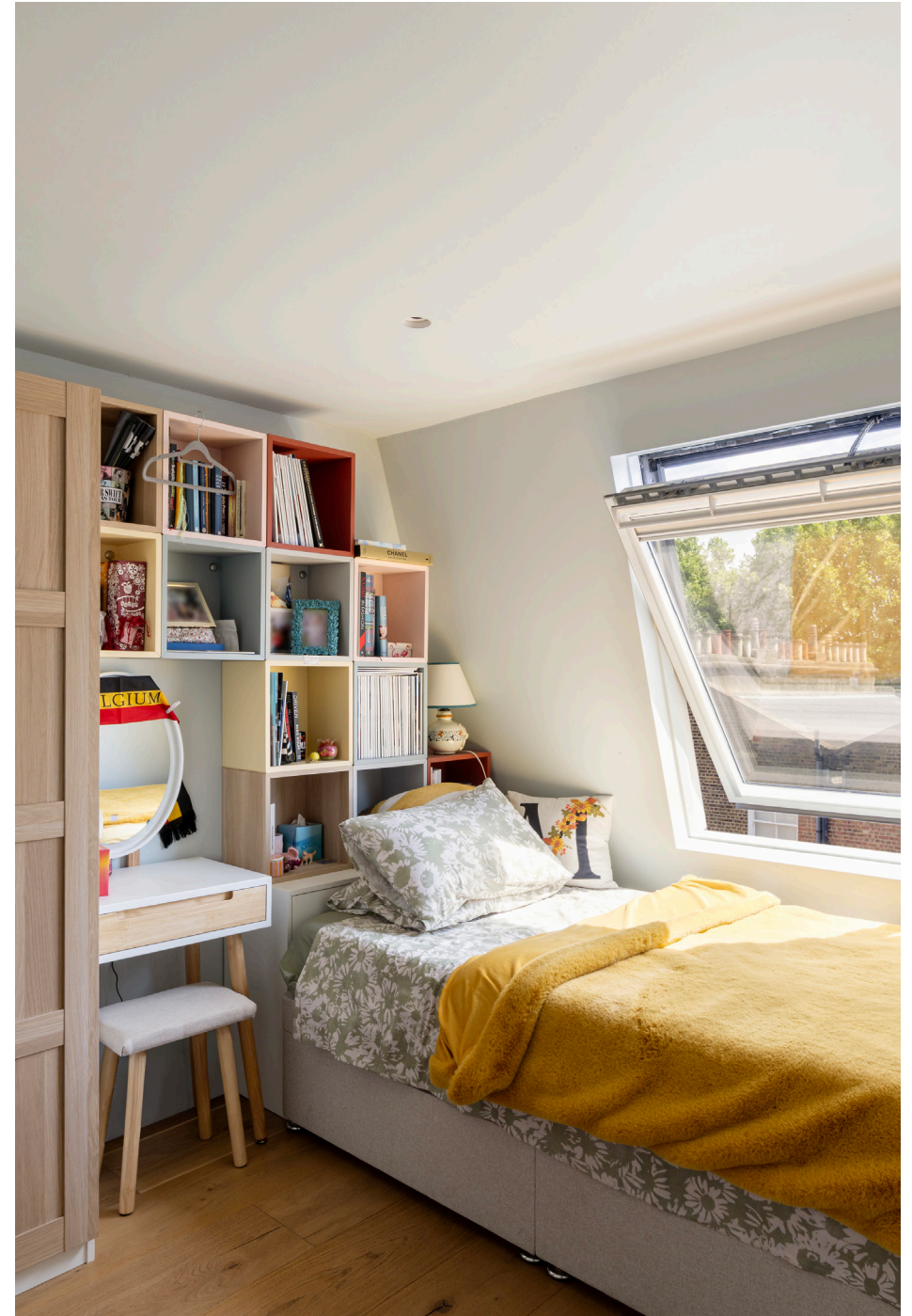
The Whiteley development is just a short walk away and has transformed the local landscape into a premier lifestyle destination, now home to the luxurious Six Senses London, the state-of-the-art Third Space health club and the boutique Everyman Cinema. Together, these world-class amenities create a vibrant and sophisticated neighbourhood, perfectly suited to modern city living.





WORLD-CLASS CONNECTIVITY

Lancaster Gate, Queensway, Bayswater and Paddington stations are all nearby, offering exceptional connectivity across London and beyond. Paddington Station serves as a major transport hub, providing access to the Elizabeth, Bakerloo, Circle, District and Hammersmith & City lines, as well as National Rail services and the Heathrow Express, connecting residents to Heathrow Airport in just 15 minutes. This unrivalled network of transport links ensures seamless access to the West End, the City, Canary Wharf and international destinations, making Queen's Gardens an outstanding address for both business and leisure travel.






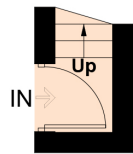


Queens Gardens, W2

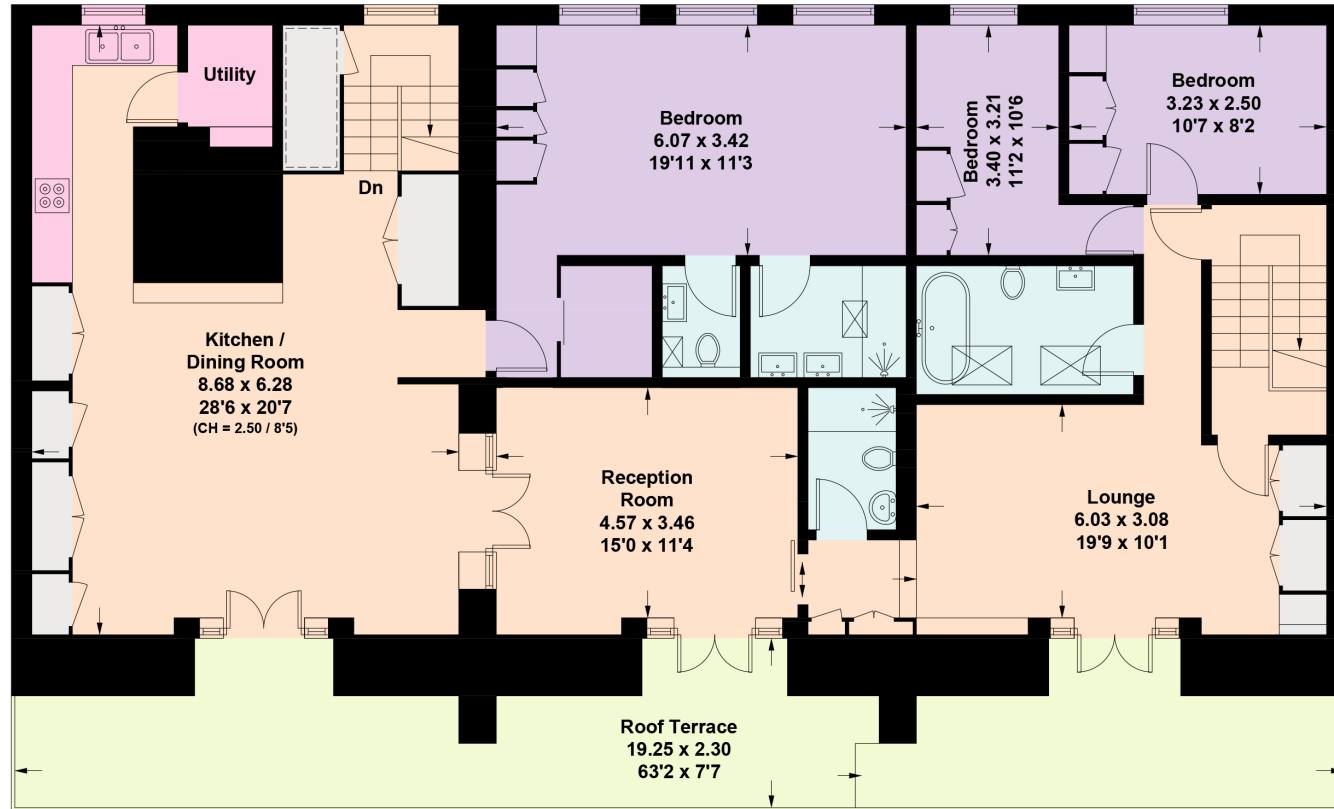
Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



 = Reduced head height below 1.5m



Fourth Floor



Fifth Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1315857)

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We would be delighted
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