



Queensdale Crescent, W11 4JY  
Offers In Excess Of £550,000

coopers  
OF LONDON EST. 1986

# Queensdale Crescent, W11

- Spacious two bedroom apartment
- Two en-suite bathrooms
- Secure Gated Development
- Allocated Parking
- Excellent Transport Links
- Chain free

**Superb two bedroom, two bathroom apartment located in a secure and well maintained purpose built block.**

**This apartment features a huge open plan living area boasting dining facilities, spacious lounge and fantastic modern kitchen with island unit.**

**Both double bedrooms have en-suite bathrooms and the property also benefits from a balcony.**

**Boundary House is a gated development offering lift access and is positioned a few minutes walk from Holland Park and Shepherd's Bush tube stations.**

**Just off St Anns Road, the apartment is moments from the fantastic array of local shops, cafes and restaurants on Holland Park Avenue and is just as close to the Westfield shopping centre.**

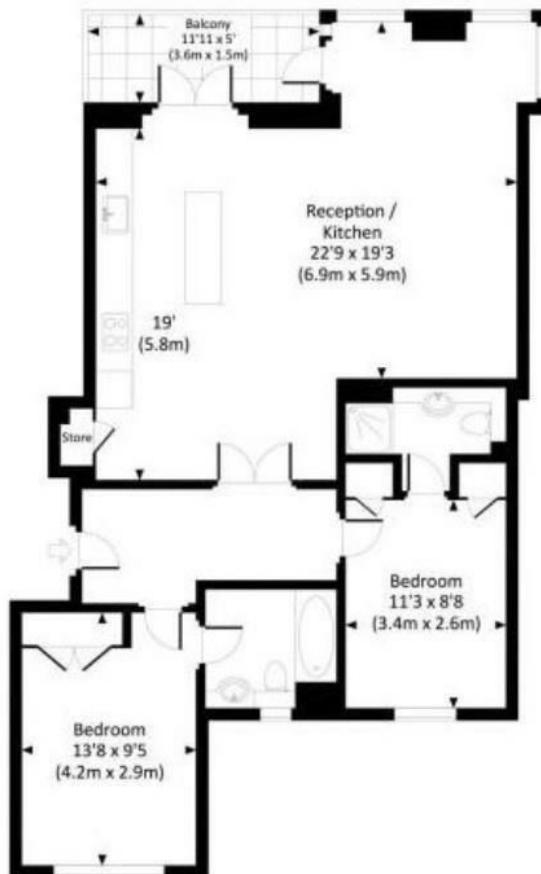
**The property comes with a secure allocated parking space.**





## QUEENSDALE CRESCENT, W11

Approx. gross internal area  
887 Sq.Ft. / 82.4 Sq.M.



### 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersoflondon.co.uk

**0207 580 9658**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.