



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Queensway, London

#### 1 Bedroom Flat - Purpose Built



**£2,300 PCM**

Spacious and modern 1 bedroom flat in a sought-after portered block on Queensway just moments from Bayswater and Queensway tube stations, numerous bus routes and the open spaces of Hyde Park. Located in a vibrant and bustling area full of restaurants, cafes and shops.

Spacious double reception, separate kitchen, double bedroom, bathroom. 5th floor with lifts. Porter.

Furnished

Central heating and hot water INCLUDED in the rent.

**AVAILABLE NOW**

Council tax band C

EPC Rating D

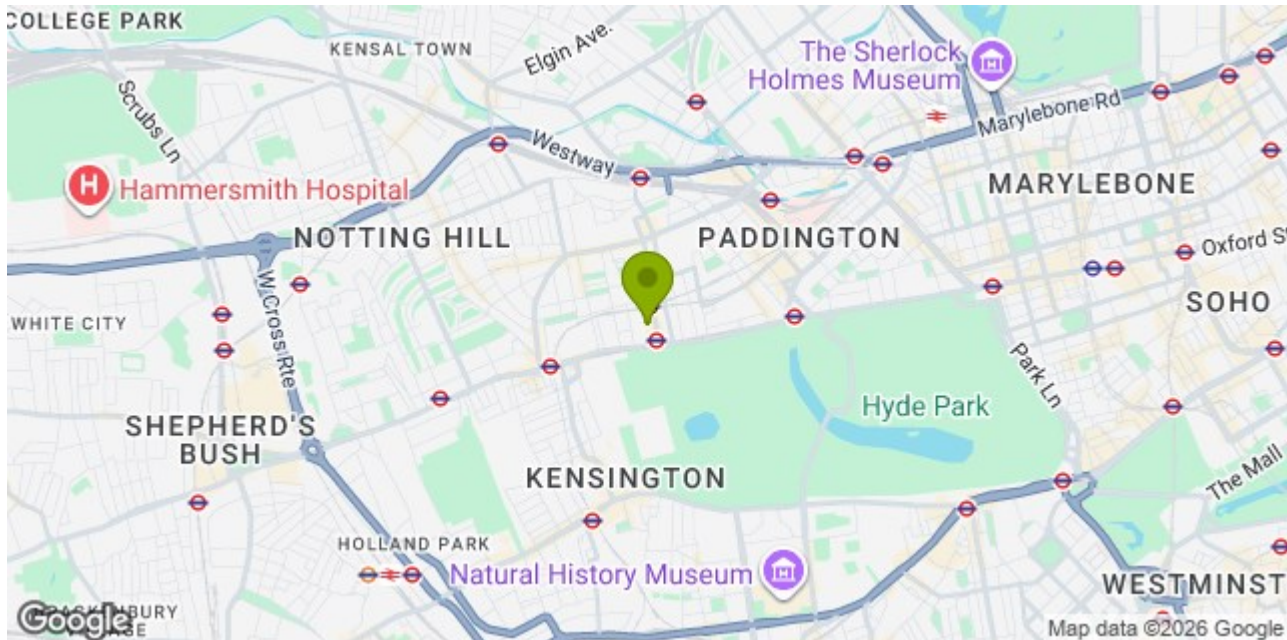
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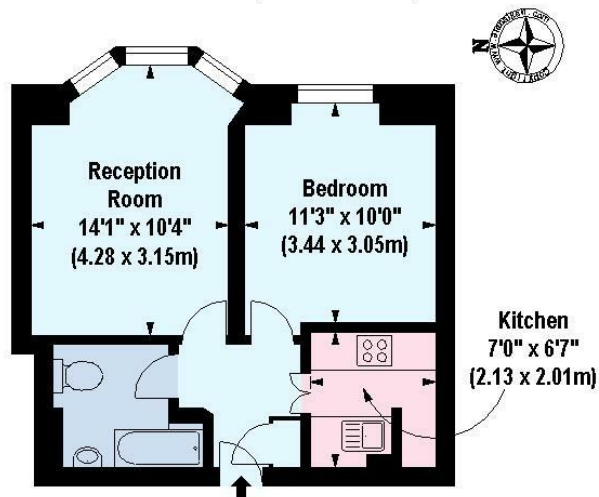


**Location:** Queensway, London



## Queen's Court, Queensway, W2


Approx. Gross Internal Area \*  
399 Sq Ft - 37.07 Sq M



**Fifth Floor**

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	