



Queensdale Crescent, W11 4JY

£2,390 Per Month

coopers
OF LONDON EST. 1986

Queensdale Crescent, W11

- AVAILABLE EARLY AUGUST
- FURNISHED
- IMMACULATELY PRESENTED ONE BEDROOM
- MODERN KITCHEN AND BATHROOM
- PRIVATE BALCONY
- PARKING
- EXCELLENT TRANSPORT LINKS
- SECURE GATED DEVELOPMENT

****PARKING INCLUDED**** Immaculately presented one bedroom, one bathroom furnished 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, fantastic modern kitchen and private balcony.

Both double bedrooms have modern 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.











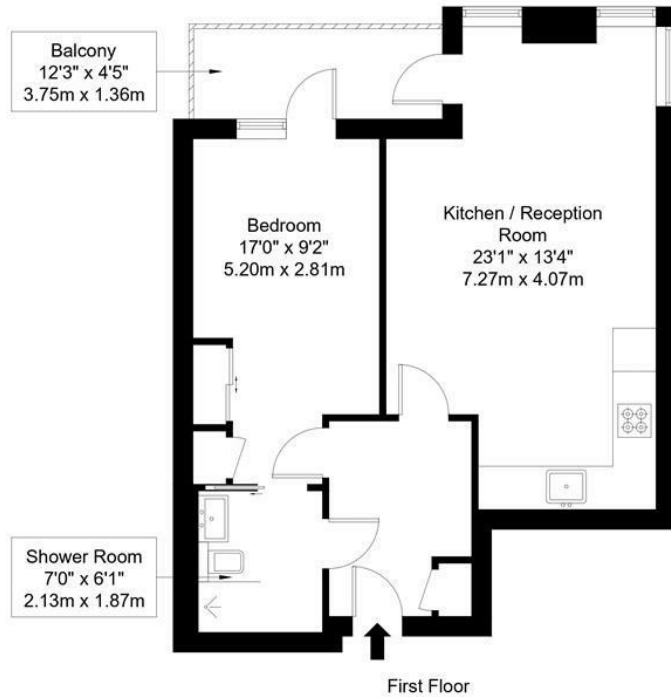
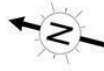


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Approx Gross Internal Area = 51.11 sq m / 550 sq ft

Balcony = 5.1 sq m / 55 sq ft

Total = 56.21 sq m / 605 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		80	81

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

0207 580 9658

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