Cavendish Rowe
W2 Specialists

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Sales • Lettings • Management • Investments

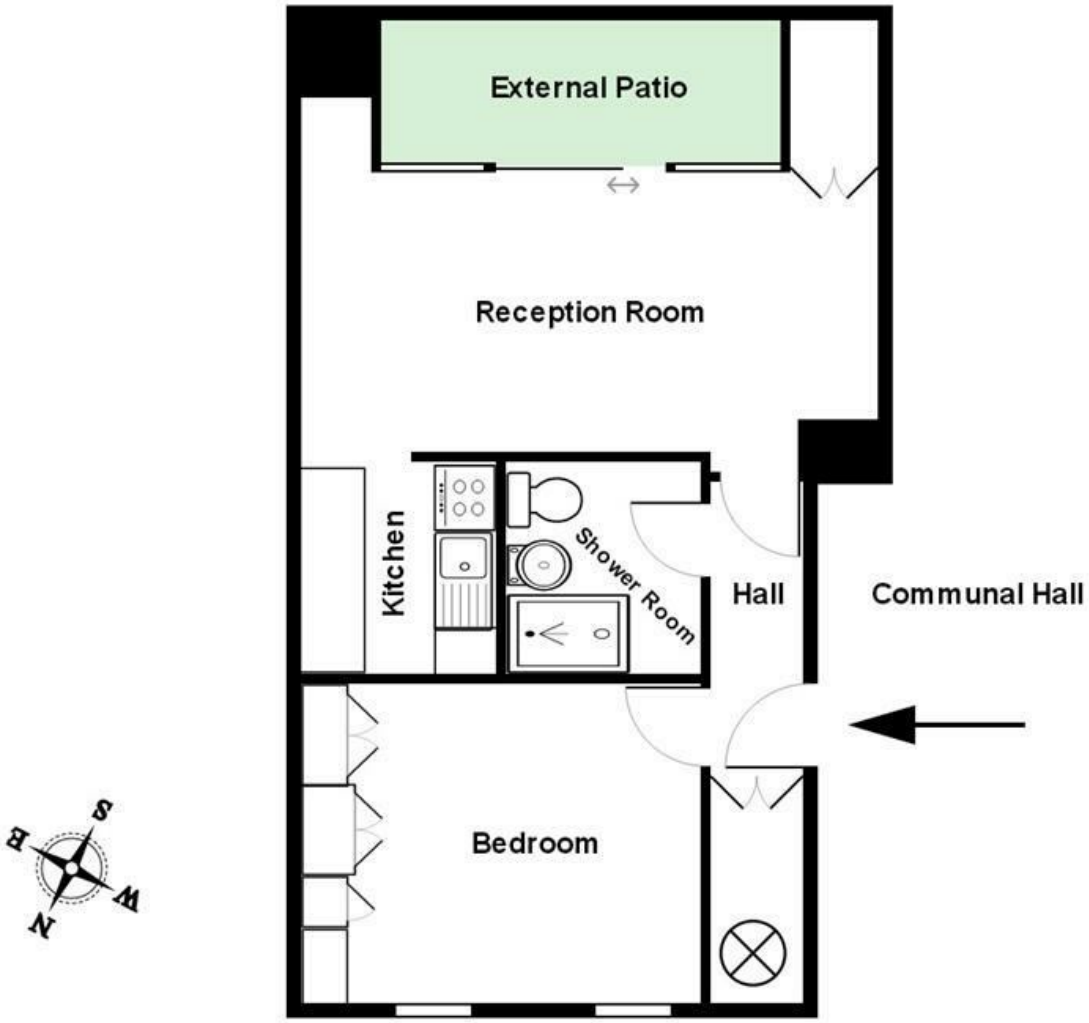
Queens Gardens, W2 3AF

£565,000

SOLE AGENT. We are delighted to offer for sale this extremely bright top floor one double bedroom apartment quietly located on ever popular Queens Gardens in the heart of Bayswater. The building itself is superbly maintained and there is access to the gardens located in the square. Comprising open plan reception room/kitchen with direct access to a sizeable balcony which can quite easily accommodate a table and 4 chairs. This is a wonderful outside area to enjoy a glass of wine on a beautiful summers evening. The views from this balcony are magnificent and the BT Tower, Shard and The London Eye can be seen with ease. There is ample storage with floor to ceiling wardrobes and a sizeable chest of drawers in the double bedroom and a new shower room. Recently decorated throughout and with a mix of new carpets and laminate wood flooring. Great transport links are to be found at both Paddington Station and Lancaster Gate and the open green spaces of Hyde Park are just a short stroll away. Viewings commence 1st August, call now to be added to appointment list.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

Fifth Floor, Queens Gardens, LONDON W2



Total Internal Floor Area: 495 ft² ... 46.0 m²

IMPORTANT NOTICE FOR PURCHASERS:
We endeavour to make our sales particulars accurate and reliable.
However they do not constitute or form part of an offer or any contract and none is to be relied on as statements of representation or fact.
All measurements have been taken as a guide to prospective buyers and are not precise and not to scale.
If you require clarification or further information on any point, please contact us.

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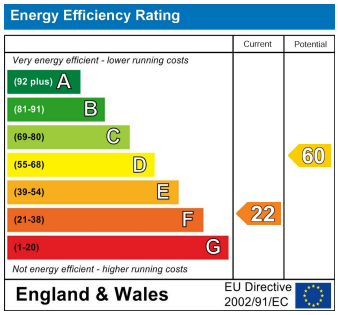

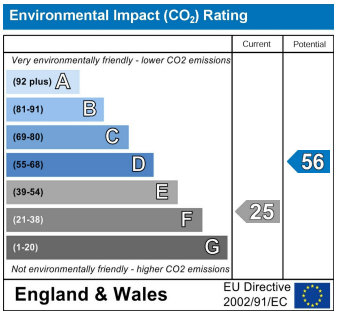

TENURE
Leasehold 121 years
Service Charge £3000 p.a.
Ground Rent NIL