



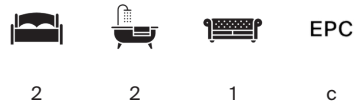
## QUEEN'S GARDENS

Bayswater, W2



# QUEEN'S GARDENS

A delightful split level apartment with a private balcony in Bayswater.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Share of Freehold with approximately 990 years remaining

Service charge: Approx. £5,000 per annum, reviewed every year, next review date 2027

**Guide Price: £1,100,000**



## QUEEN'S GARDENS

Ideally suited to modern living, this attractive period two-bedroom apartment is situated within a handsome terraced building and offers the charm and character synonymous with Bayswater's architecture. In addition to the spacious, south-facing reception room with dining area, there is a modern fitted kitchen and a large shower room. The bedrooms each benefit from integrated wardrobes, whilst further storage facilities can be found in the hallway and beneath the stairwell. The accommodation is finished with European oak flooring and stylish, modern decor. The property also benefits from impressive ceiling heights throughout which are accentuated by beautiful period features including impressive floor-to-ceiling French doors in the reception room which lead out on to a lovely private balcony. Residents of Queen's Gardens have the additional benefit of private access to the communal garden square.




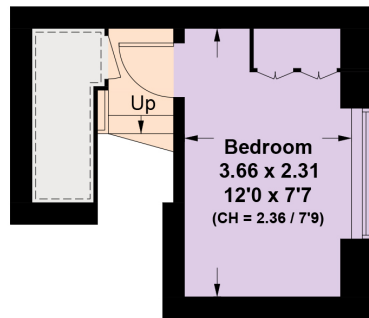




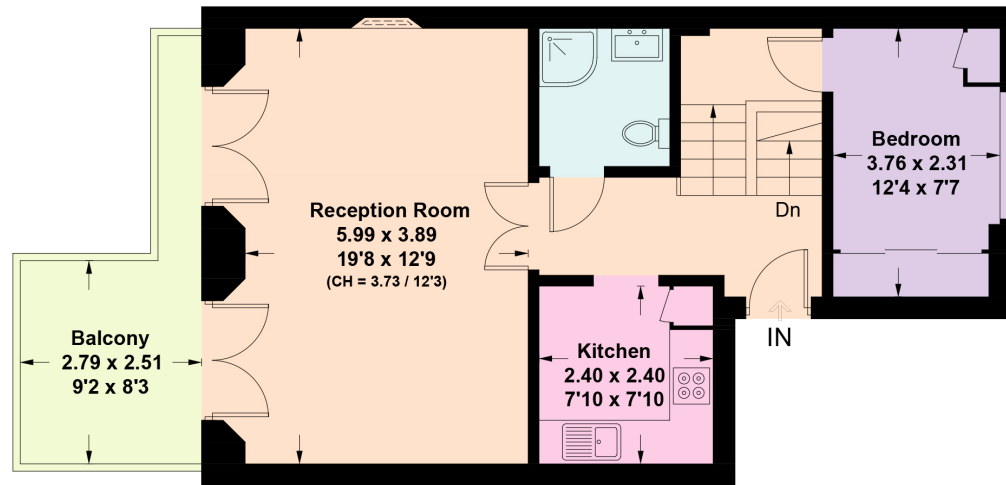
# Queens Gardens, W2

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft  
 Storage = 3.8 sq m / 41 sq ft  
 Total = 71.6 sq m / 771 sq ft  
 Including Limited Use Area (6.6 sq m / 71 sq ft)

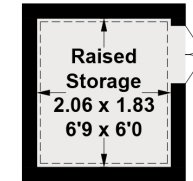
 = Reduced head height below 1.5m



Half Landing



First Floor



(Not Shown In Actual Location / Orientation)



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. (ID1298371)

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We would be delighted  
to tell you more.

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