



QUEENS GARDENS, W2

£465,000 LEASEHOLD, APPROXIMATELY 954 YEARS REMAINING

Winkworth



QUEENS GARDENS, W2

Situated on the fourth floor of an attractive period building overlooking the beautiful Queens Gardens, this well-presented one-bedroom apartment offers bright, modern living in the heart of Bayswater.

The property comprises a spacious double bedroom with built-in storage, a contemporary shower room, and an open-plan kitchen, dining and reception room designed to maximise both space and natural light. The sleek fitted kitchen features integrated appliances and ample storage, while the reception area provides a comfortable space for relaxing and entertaining. Large sash windows flood the apartment with daylight and offer pleasant views across the surrounding period architecture and gardens.

Residents benefit from access to the picturesque communal gardens (subject to the relevant arrangements), with Hyde Park, Kensington Gardens and the excellent transport links of Lancaster Gate, Queensway and Paddington all within easy walking distance. The area also offers a fantastic selection of cafés, restaurants and local amenities.

An ideal first-time purchase, London pied-à-terre or investment opportunity in one of W2's most sought-after garden squares.

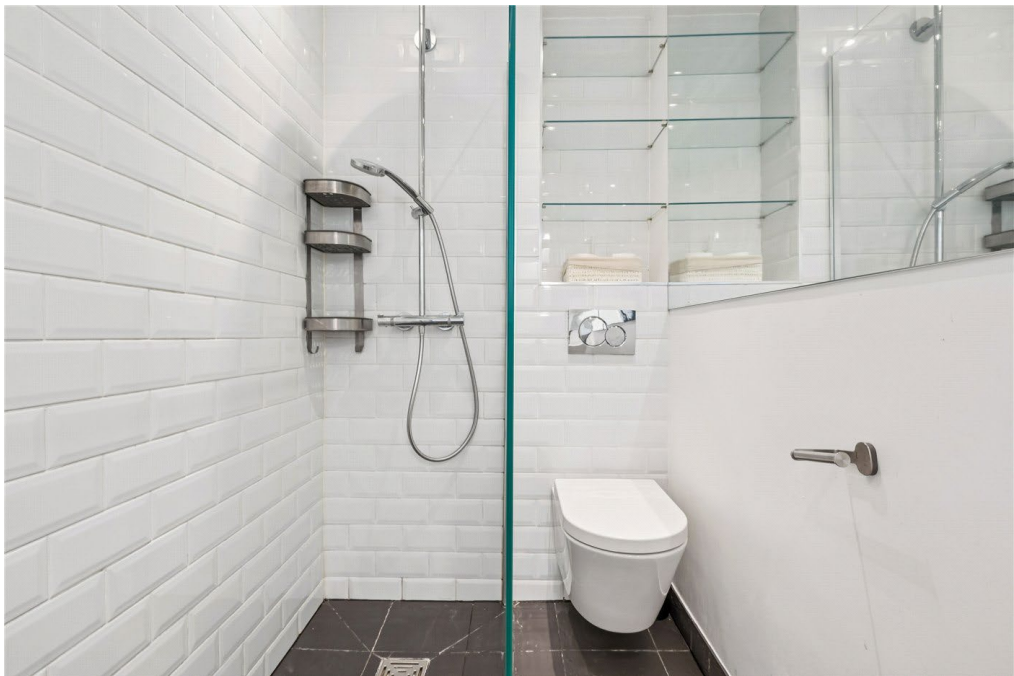


Leasehold, approximately 954 years remaining

Service Charge: £1,500 per annum

Ground Rent: Peppercorn

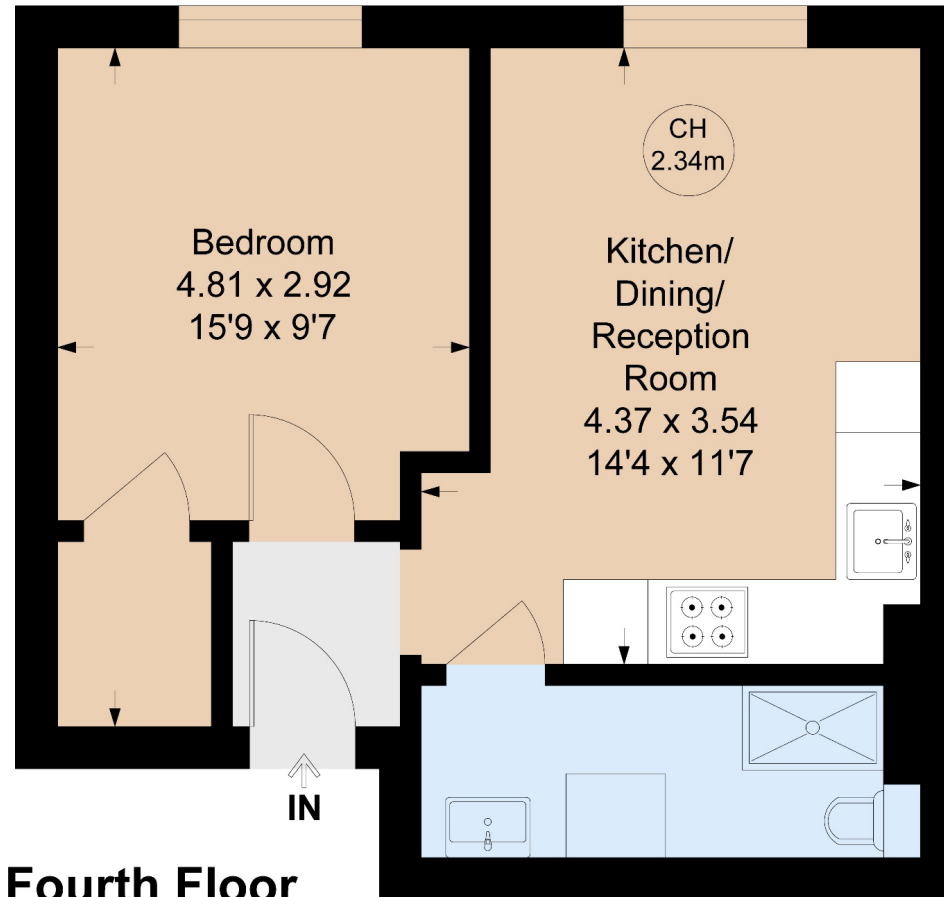
Council Tax: Band C, Westminster



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Approximate Gross Internal Area = 32.72 sq m / 352 sq ft

Key :
CH - Ceiling Height



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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