Queens Gardens, Bayswater, W2

2 bedroom flat - £1,300,000 share of freehold

Notting Hill Sales

Queens Gardens, Bayswater, W2

£1,300,000 share of freehold 2 bedroom flat

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Ideally located on the desirable Queen's Gardens this superb two bedroom flat is well presented over two floors, boasting high ceilings, a mezzanine-level and private balcony.

KEY FEATURES

- Superb two bedroom split-level flat
- Generous reception with space to dine
- Modern well-equipped kitchen
- Two spacious bedrooms one with smart en suite
- Mezzanine-level
- Private balcony
- Close to amenities and transport links

LOCAL AREA

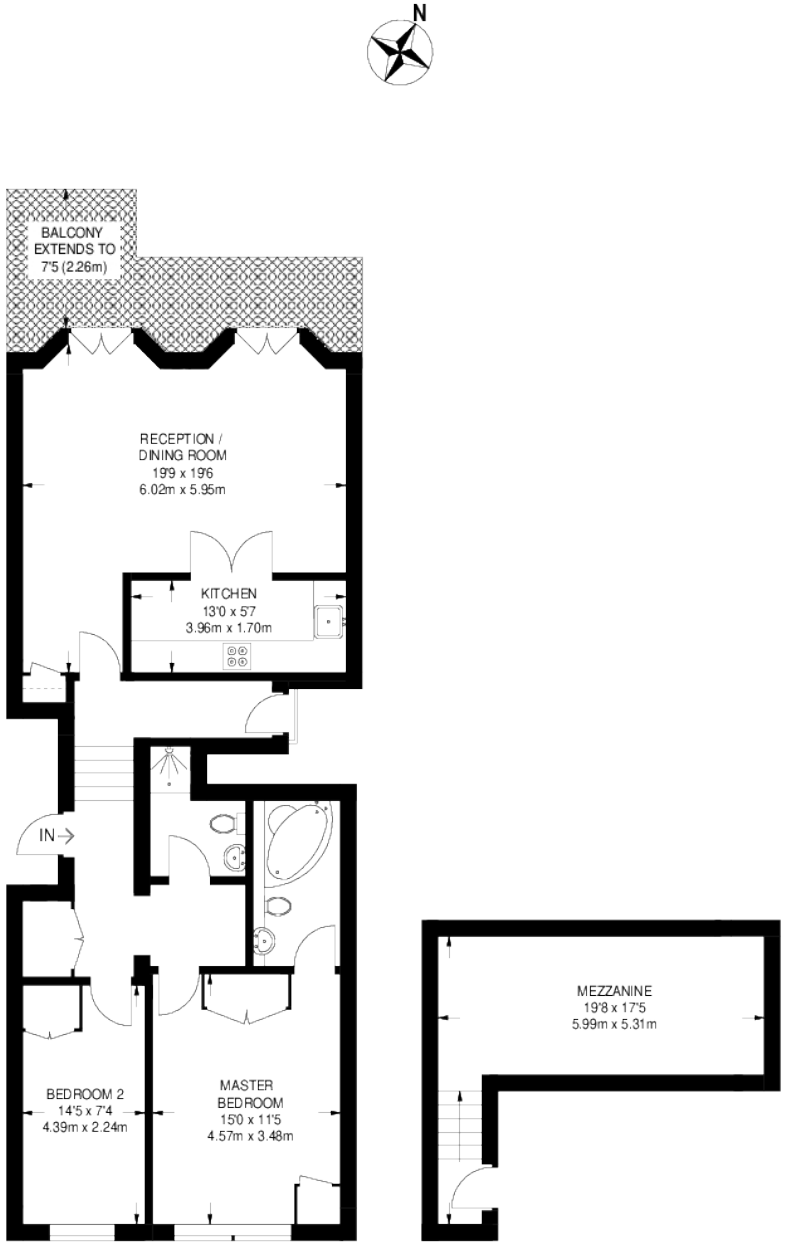
Queens Gardens is ideally located for Hyde Park and the restaurants, shops and bars of London's West End, Queensway and Whiteleys shopping and cinema complex.

Bayswater Underground Station
Circle District lines, Zone 1

Queensway Underground Station
Central line, Zone 1

Lancaster Gate Underground Station
Central line, Zone 1

Representation of current layout, gross internal floor area is approximately 1,124 Sq Ft (Sq M)



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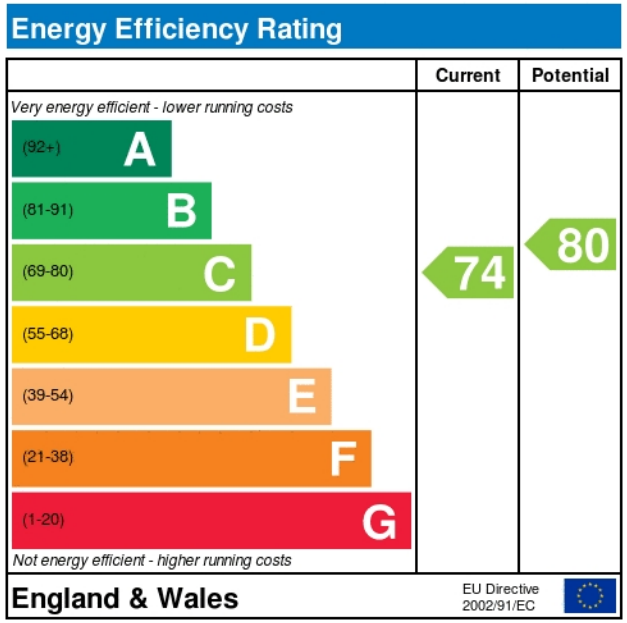

Tenure	**Share Of Freehold**
Lease Expires	**11/10/3005**
Ground Rent	**£262.00 per half-year**
Service Charge	**£3,966.00 per half-year**
Local Authority	**The City Of Westminster**
Council Tax	**£1,746 per year (Band G)**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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