



Queensway, W2
£650,000, Leasehold

Anderson//Rose



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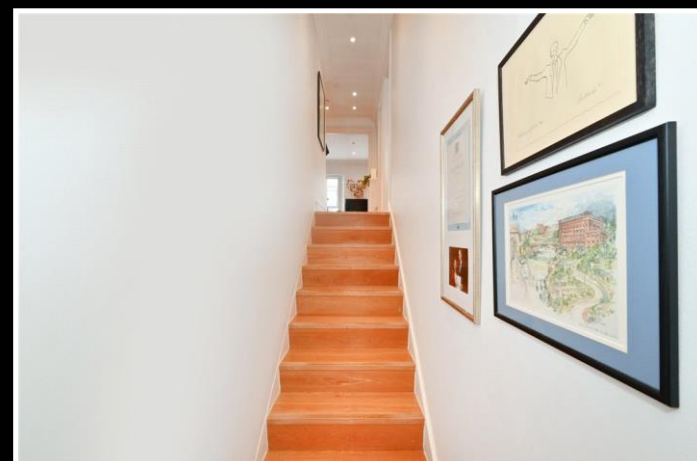
An opportunity to acquire a well presented one bedroom apartment located on the top floor of a charming period conversion in the very heart of Queensway/Bayswater.

The apartment has been finished to an excellent standard and profits from an impressive amount of natural daylight throughout. Comprising of a good-sized reception and dining room, a modern kitchen with breakfast bar, a lovely bedroom with plenty of wardrobes and a family bathroom.

Queensway is quite literally the high-street itself, with a parade of shops, bars, restaurants, and various amenities that forms the promenade of Bayswater/Queensway on your doorstep. The famous open green spaces and boating lakes of Hyde Park are at the top of the road and within view of your Livingroom window! Both Bayswater & Queensway tube stations are on the opposite side of the road and provide a simple commute across London, with Paddington station also nearby for trips across the country in addition to the capital.

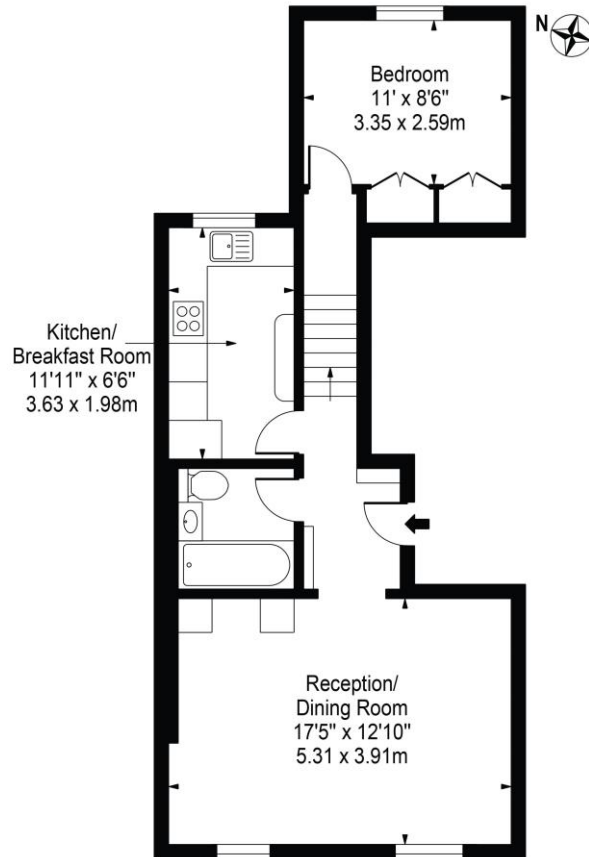
Ref PCL230133

£650,000
Leasehold



Queensway

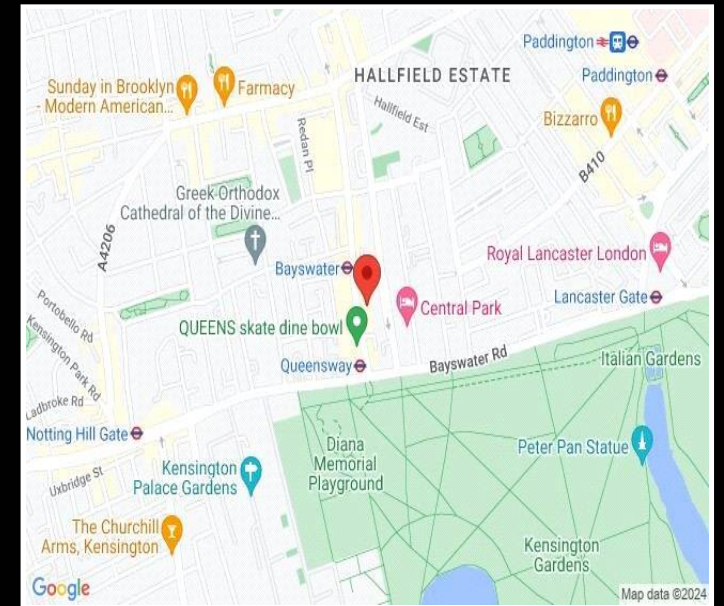
Approx. Gross Internal Area 549 Sq Ft - 51.00 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.