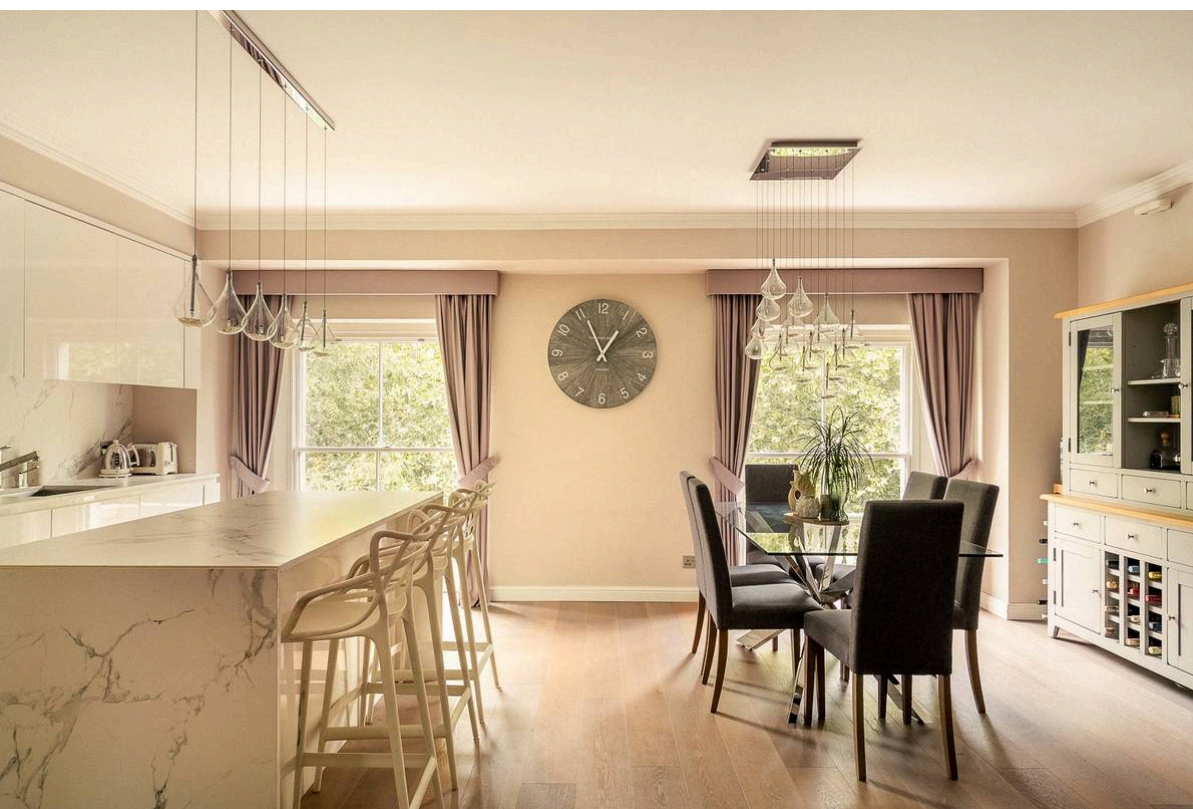




RUSSELL SIMPSON

Bright two-bedroom apartment with
a large South facing terrace

QUEENS GARDENS
BAYSWATER W2

Queens Gardens

£1,300,000

BEDROOMS 2	INTERNAL 816 SQ FT 75 SQM	OUTDOOR 171 SQ FT	COUNCIL Westminster City
BATHROOMS 2		EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 950 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

This light, spacious, mid-floor flat (with lift), is set in a grand, stucco-fronted building on a quiet garden square

This light-filled flat has excellent proportions with two bedrooms, two bathrooms, and a spacious open-plan living area.

The open-plan kitchen is fitted with sleek white cabinetry, while the central island offers further counter space, storage and a breakfast bar.





The Bedrooms

Entering the flat, the central hallway provides access to each of the principal rooms. The reception room is a generous space, anchored by a classic fireplace, while large sash windows fill the room with light and give views out onto the gardens.

To the rear is the first bedroom which can also be used as a home office. The separate family bathroom is positioned off the hallway, as is the principal bedroom which benefits from excellent built-in storage, an en-suite bathroom and access to the terrace through sliding glass doors.





Outdoor Spaces

The South facing terrace enjoys sunshine throughout the day and offers ample space for relaxation or entertaining. Additional outdoor access is available in the square's tree-lined gardens while a short walk brings you to Hyde Park with its 350 acres of green spaces, lakes and gardens.



The Neighbourhood

Queen's Gardens is an attractive garden square with white stucco terraces in the heart of W2. It lies moments away from Bayswater, Paddington, and Lancaster Gate stations, which offer excellent transport links around London and to Heathrow via the Elizabeth, Central, Circle, District, Bakerloo, and Hammersmith and City lines. An array of attractive shops, cafes, restaurants and green open spaces can be found within walking distance.

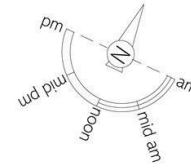
Queen's Gardens, W2

Approximate Internal Area
816 sq ft/ 76 sq m

Outside Area
171 sq ft/ 16 sq m

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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.



Fifth Floor

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SIMPSON**

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