



Queensway  
Bayswater, W2

£2,595,000

🛏️ 4 🚪 2 🏠 Flat/Apartment

HOMESITE

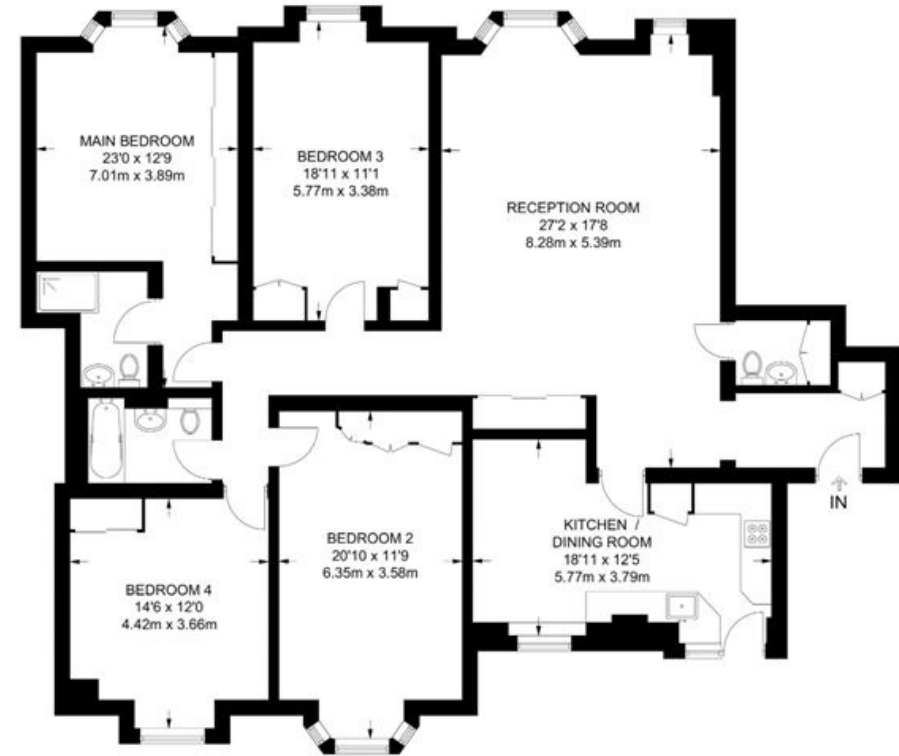
# Wonderfully spacious and bright four-bedroom lateral apartment

APPROXIMATE FLOOR AREA = 1829 SQ FT / 169.9 SQ M



## FULL DETAILS

A simply stunning four-bedroom apartment offering approximately 1829 sq. ft of rare-to-find lateral space. The property has been finished to an excellent standard and is finished with a beautiful solid oak floor which runs throughout the apartment. Each room is generously proportioned and the whole apartment is full of natural light and has excellent storage throughout. Located in this very popular portered mansion building on Queensway it is superbly located for the fabulous array of shops, cafes, restaurants and boutiques of Bayswater, Westbourne Grove and Notting Hill. It is also in close proximity to the exciting new Whiteleys regeneration which promises to make the area an even more vibrant destination in West London with its high-end mix of retail, dining and entertainment. The Central, Circle and District line tubes are all close by as is Paddington station with the Elizabeth line and Heathrow Express. Hyde Park and Kensington Gardens are also a short walk away.



## PROPERTY FEATURES

- Large lateral space
- Four double bedrooms
- Solid wooden floor
- Full of natural light
- Third Floor with lift
- Excellent storage
- Porter
- Leasehold - approx. 968 years
- Council Tax Band G - Westminster City

## PROPERTY INFO

**TENURE**  
Leasehold, approx. 968 years remaining

**SERVICE CHARGE**  
approx. £7,633.32 per six months

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Third 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.