



Queensway
Bayswater, W2

£2,220,000

🛏️ 4 🚪 2 🏠 Flat/Apartment

HOMESITE

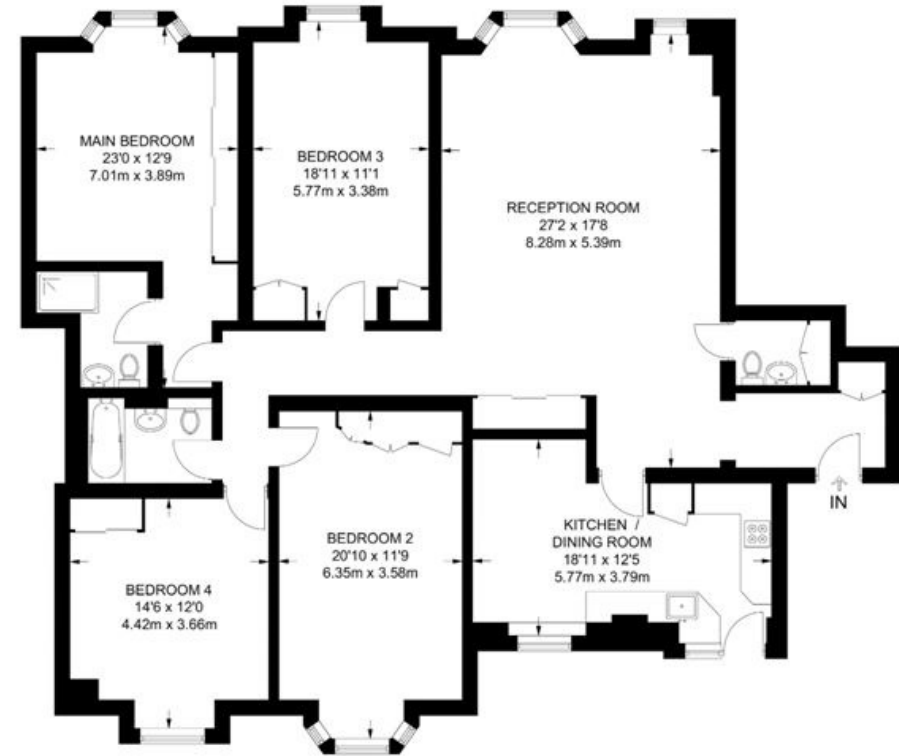
Wonderfully spacious and bright four-bedroom lateral apartment

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 bedrooms
- Solid wooden floor
- Full of natural light
- Third Floor with lift
- Excellent storage
- Concierge
- 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 (including heating & hot water and sinking fund)

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

Third Floor
For Illustration Purposes Only - Not To Scale

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*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.