

QUEEN'S COURT, W2  
£1,350 p/w - Long Let

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Set in an impressive 1930s mansion block, this awe-inspiring two-bedroom apartment has been architecturally refurbished by Feilden Fowles to incorporate original wall linings, structural beams and a bespoke marble kitchen. Displaying an industrial take on mid-century furnishings, the bright open-plan living area is loft-like and accentuated by a dark, walnut-lined central axis.

Queen's Court is located in the heart of Bayswater, close to the boutiques and eateries found on Westbourne Grove, as well as being on the doorstep of Hyde Park.

- Open-plan living area
- Modern kitchen with stone island
- Dining area
- Master bedroom with en-suite
- Guest bedroom
- Bathroom
- City of Westminster
- Architect: [Feilden Fowles](#)
- Approx. 1,671 sq ft / 155.2 sq m. EPC=E





## Map

Queen's Court, W2

## Local Information

### Architecture

- 1 Michaelis Boyd Associates
- 2 Atelier Chang
- 3 Robin Monotti Architects

### Art & Culture

- 1 Debut Contemporary
- 2 London WEST BANK Gallery
- 3 Flow Gallery

### Design

- 1 BoConcept
- 2 Devon & Devon
- 3 SCP

### Fashion

- 1 Woodhouse Clothing
- 2 Wolf & Badger
- 3 Marie Chantal

### Food & Drink

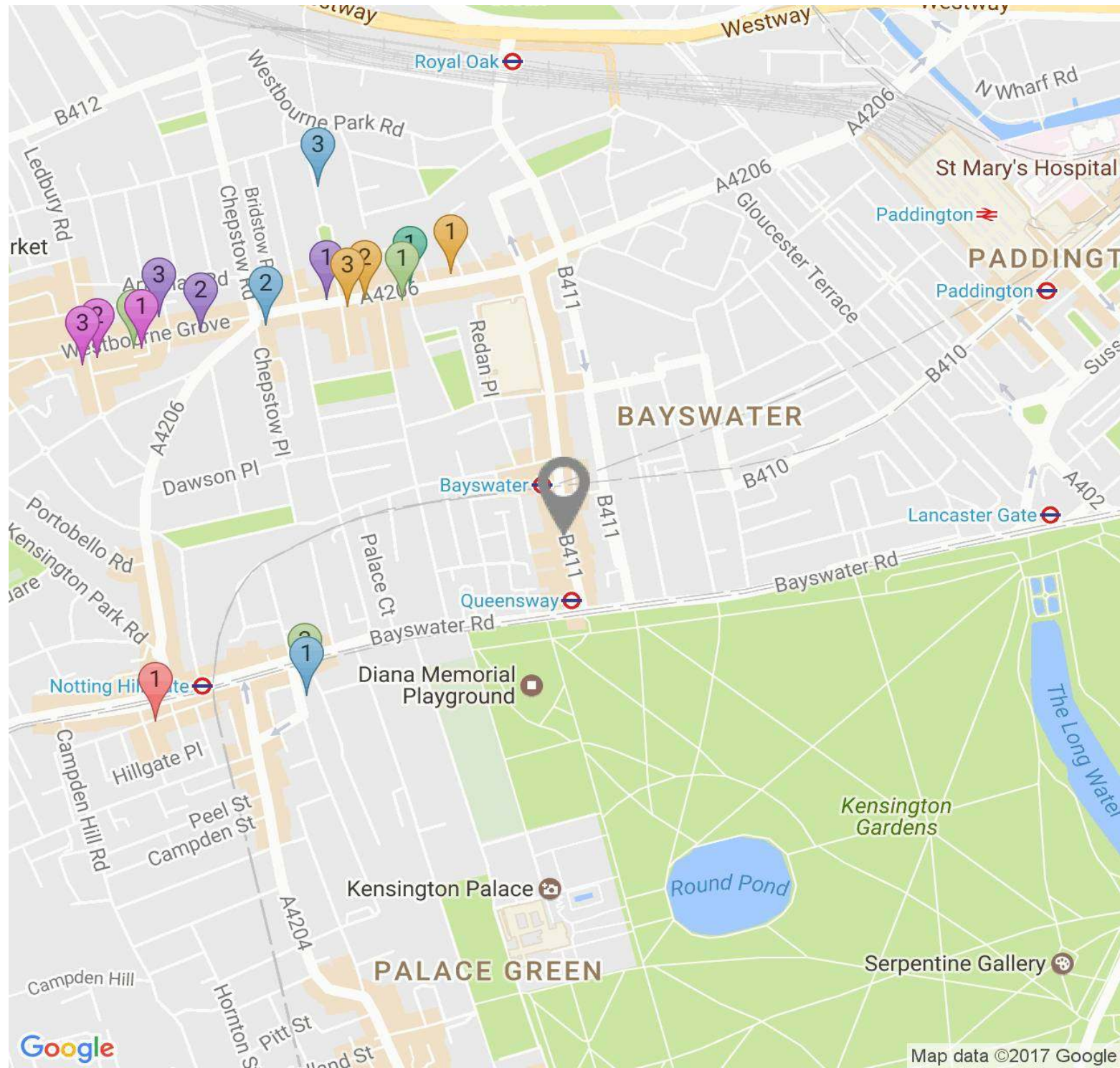
- 1 65 & King
- 2 The Shed Restaurant
- 3 Granger & Co.

### Indulge

- 1 Heartcore

### Shopping

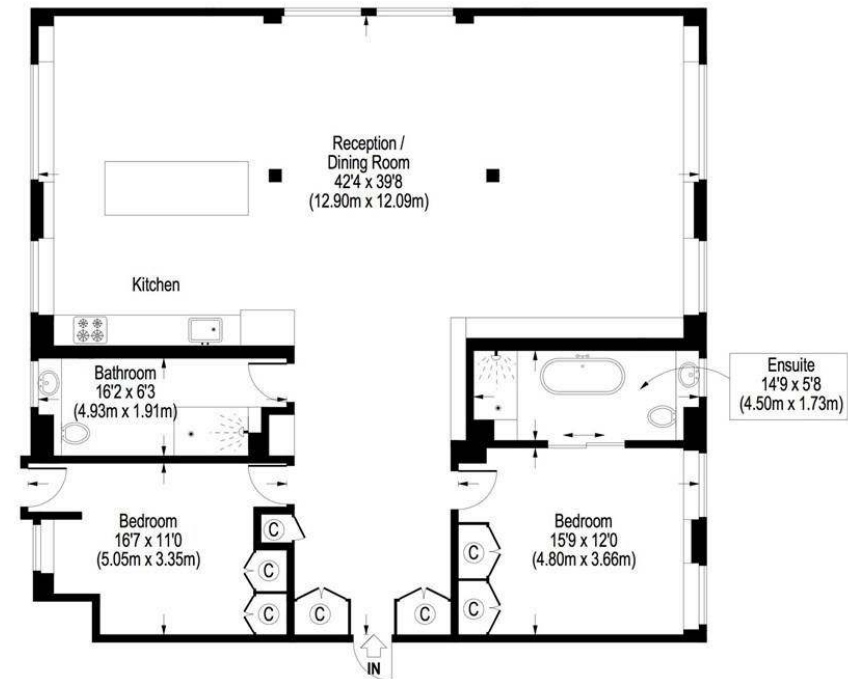
- 1 Planet Organic



## Floor plan

This image is illustrative only

(Not to scale)



## First Floor

Approximate Gross Internal Area 1671 Sq.Ft. / 155.2 Sq.M.

Floor Plans are illustrative purposes only and not to scale.  
Compliant with RICS code of measuring practice.

## Contact

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### 2 Domus Nova Bayswater

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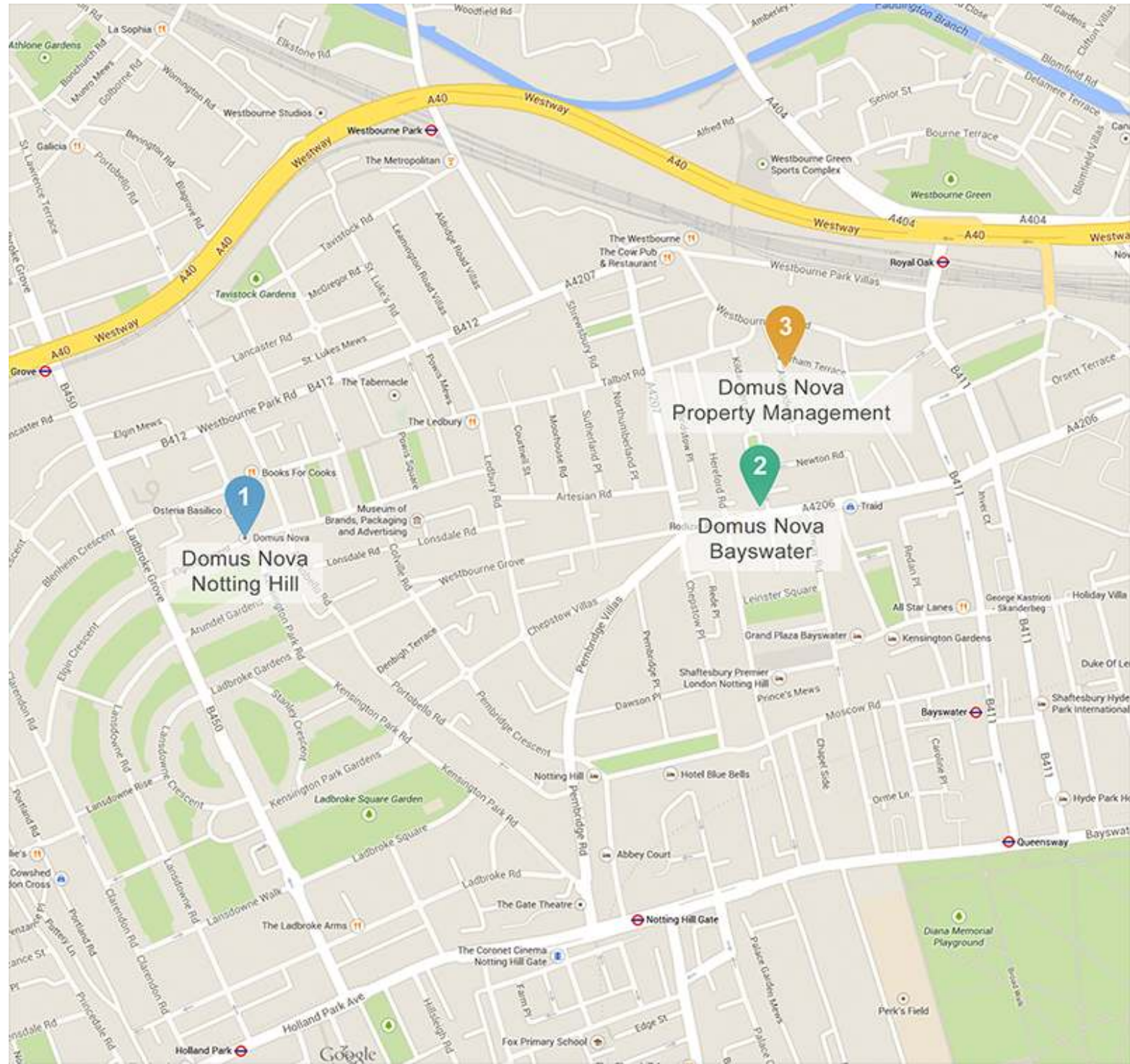
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## Tenant letting fees

Whether you are renting on a short or long term basis through Domus Nova, below are the letting fees that may apply throughout your tenancy. If you have any questions about our fees, please don't hesitate to contact the Domus Nova Lettings team.

### Before you move in (once offer agreed)

- **Letting administration fee (per property)**. Administration of tenancy - £240.00 + VAT per property (£288.00 including VAT)

- **Reference fee**. Reference, identity and immigration status check - £35.00 + VAT per person referenced (all tenants and guarantors) (£42.00 including VAT per person referenced)

- **Withdrawing from tenancy** - Once your offer is accepted, you will be asked to pay the equivalent of two week's rent. You will receive a receipt for these funds with the Terms and Conditions of your tenancy. Should you decided to withdraw from the tenancy or do not pass the reference check, any reasonable charges as detailed in the Terms and Conditions and within the receipt shall be deducted from this payment, to a maximum of £240.00 + VAT (£288.00 including VAT) per property and £35.00 + VAT (£42.00 including VAT) per person.

### During your tenancy

- **Tenant and / or occupant change fee** - Change fee: £100.00 + VAT per person (£120.00 including VAT). Reference fees for any new tenants or occupants (including credit checks, bank, guarantor, previous landlord): £35.00 + VAT per person referenced (all tenants and their guarantors) (£42.00 including VAT per person referenced)

- **Tenancy renewal fee** - £125.00 + VAT per property (£150.00 including VAT)

- **Unpaid rent / returned payments** - £35 + VAT (£42 inc VAT) per unpaid or returned payment  
Interest shall be payable from the date on which the Rent was due until the date on which the Rent is actually paid. Interest will be charged at 4% above the base rate of the Bank of England.

### Ending your tenancy

- **Inventory check out costs** (paid at end of tenancy) - The cost of this depends on the size of the property, whether the property is furnished or unfurnished and whether there is an outdoor area belonging specifically to the property. Quotes can be obtained on request. Any missed appointments or cancellations may incur a fee payable to the third-party inventory clerk.

- **Professional clean** - This is charged on the same basis as the 'Inventory check out costs'. Quotes can be obtained on request.

### About Domus Nova

Domus Nova is a member of **The Property Ombudsman**

Domus Nova does not currently have client money protection.

Tenancy Deposit Protection Scheme: **Deposit Protection Service**

Independent redress provided by: **The Property Ombudsman**



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