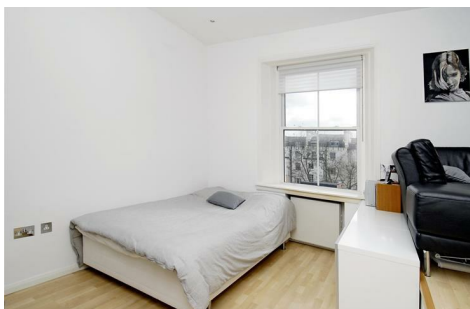


**Queens Gardens, W2 3AF**

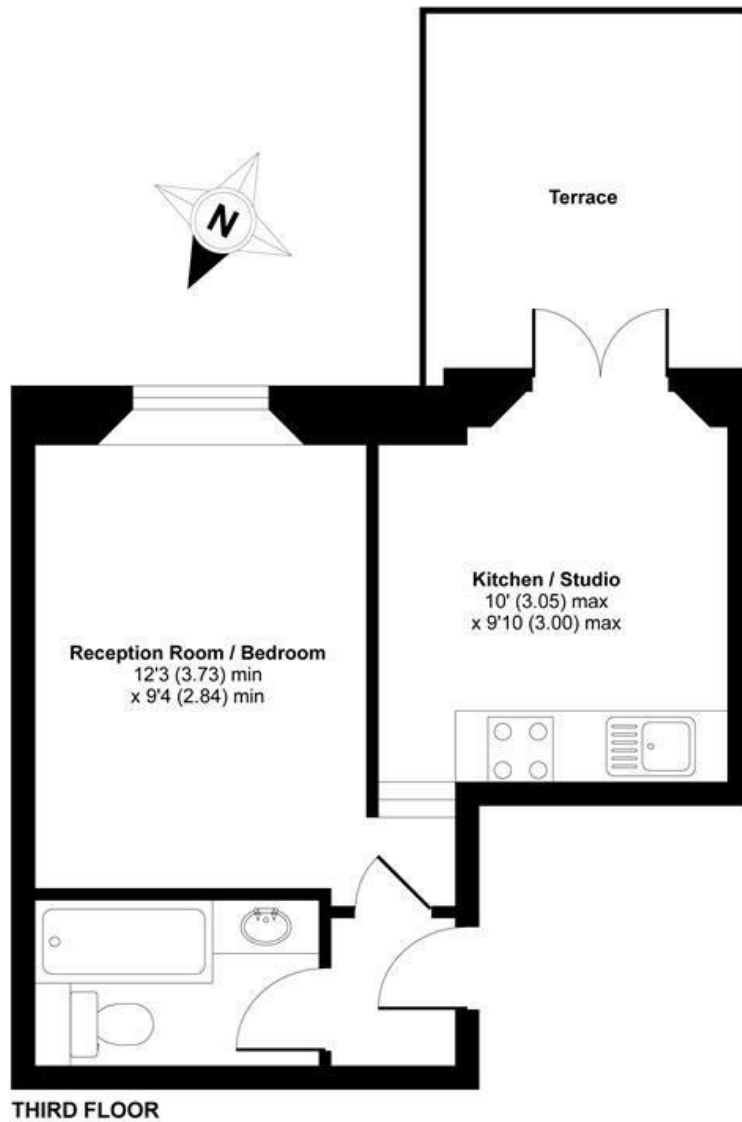
**£350 Per Week**



SOLE AGENT. We are delighted to offer this unusual and extremely spacious self-contained stylish studio apartment situated in ever popular Queens Gardens in the heart of Bayswater close to both Hyde Park and Kensington Gardens. Comprising a small hallway area leading onto a bright studio room with sleeping area and lots of wardrobe storage space, fully tiled bathroom. Three steps lead up from the sleeping area to the spacious kitchen/dining area and the pièce de résistance, a private terrace area accessed via double doors from the kitchen! Must Be Seen! First to See Will Take! Ideally located between Paddington Mainline Station and Lancaster Gate Underground Station and all the bars, restaurants, shops and cafes this wonderful cosmopolitan area has to offer. Available 17th December.

# Queens Gardens W2

APPROX. GROSS INTERNAL FLOOR AREA 289 SQFT / 26.8 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Cavendish Rowe and no guarantee as to their operating ability or their efficiency can be given.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		<div>70</div>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<div>59</div>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC