



Viewings by appointment  
0207 483 2611

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## Queens Gardens, W2 3AA

£1,300 \*fees apply

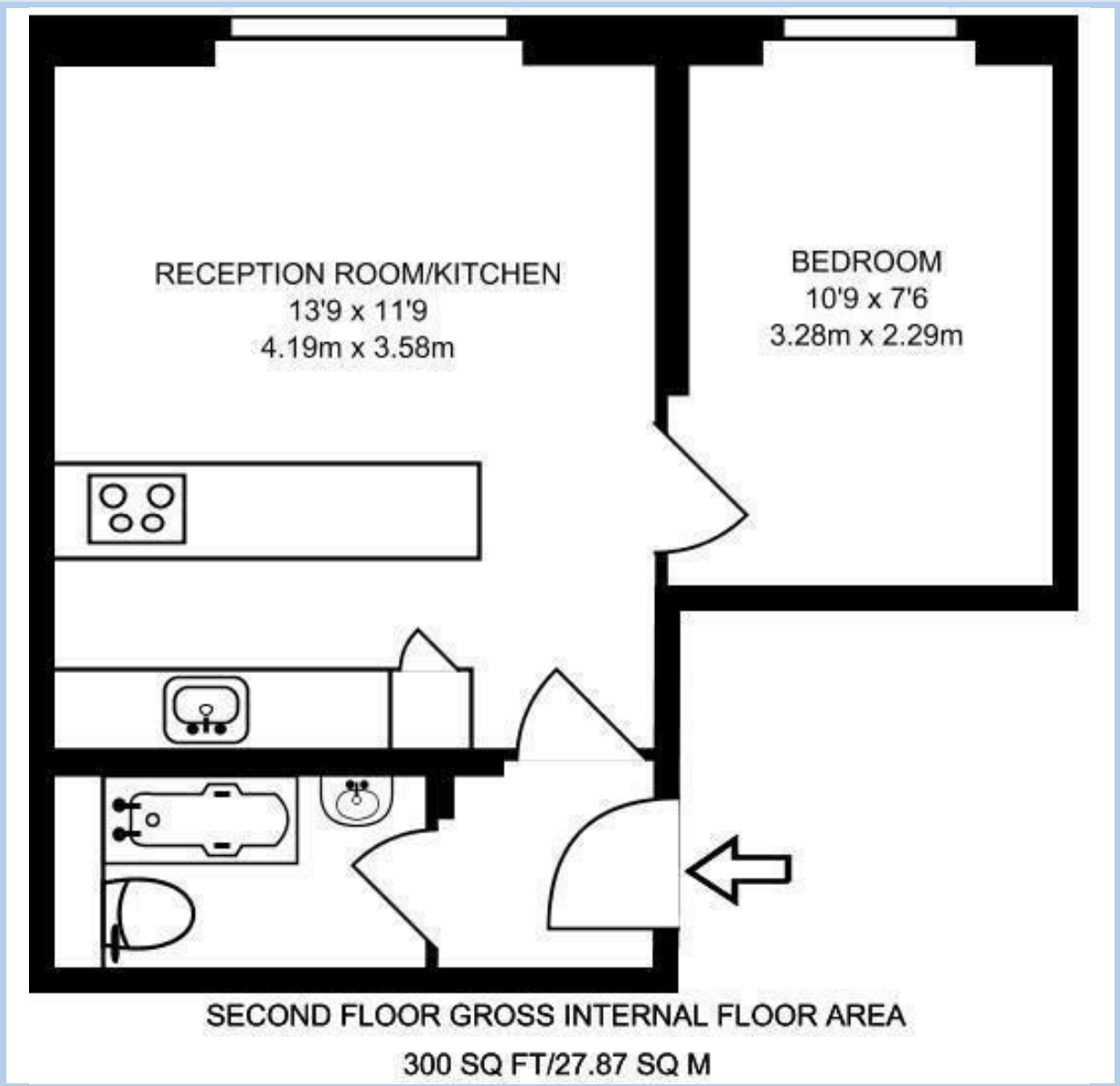


A beautifully appointed one bedroom flat positioned on the second floor of this grand stucco fronted conversion in the heart of Bayswater.

Queens Gardens is moments from the local amenities of Bayswater, Lancaster Gate and Paddington, Whiteley's Shopping Centre and the beautiful surroundings of Hyde Park.



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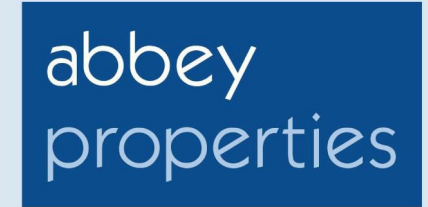


• Available now



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		
		72		56	60
	38				

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7-8 Regency Parade  
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



\*All Fees stated are inclusive of VAT (calculated at 20%)  
Referencing Fee: £29.50 per applicant  
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
Administration fees: £107 per property

**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.