




Mariana
Real Estate

**Apartment 210N, 159 Queensway
London, W2 4BL
£11,000 Per Week**

Situated in one of London's finest luxury developments, a unique & very rare to the market, captious Three-bedroom apartment boasting '4.2m' high ceilings throughout. This superbly finished apartment has an internal square footage of 3,884 sq ft, floor to ceiling windows in all of the principal rooms, & private large roof terrace.

Located on the very sought after 2nd floor, this apartment exudes luxury & thoughtful details throughout. It exudes a sense of luxurious grandeur & fitted with the finest natural materials including marble bathrooms, exquisite open plan kitchen, & luxurious wooden floors.

The Master bedroom is elegant and stylish, with dual floor to ceiling wardrobes, a large ensuite bathroom, & separate walk in wardrobe. The generously proportioned guest bedrooms also boast floor to ceiling wardrobes, & their own ensuite bathrooms which are all elegant and timeless, adding a sense of tranquillity to this light & very spacious apartment. The very rare to the market home additional has a sizable study, utility room, & guest w/c.

The open plan kitchen/dining/reception room, which is entered through a large Crittall glass door, is a fabulous open space with natural light, boasting large terrace & balconies. The skilfully planned, minimalist kitchen features Sub Zero and Wolf appliances, with pale wooden cabinetry & chic marble splashbacks & work surfaces.

The building, which first opened as a luxury department store in 1863, has undergone an extensive renovation transforming this grand scheme into a boutique collection of 139 private apartments, Six senses Hotel with Spa, & landscaped internal gardens & walkways which residents will have access to.

The apartment comes with one private & 2 secure parking spaces, currently accessed via a valet parking service.

The Whiteley will house, a range of shops & restaurants, & is within walking distance of Kensington Gardens, Hyde Park, & has excellent transport links.

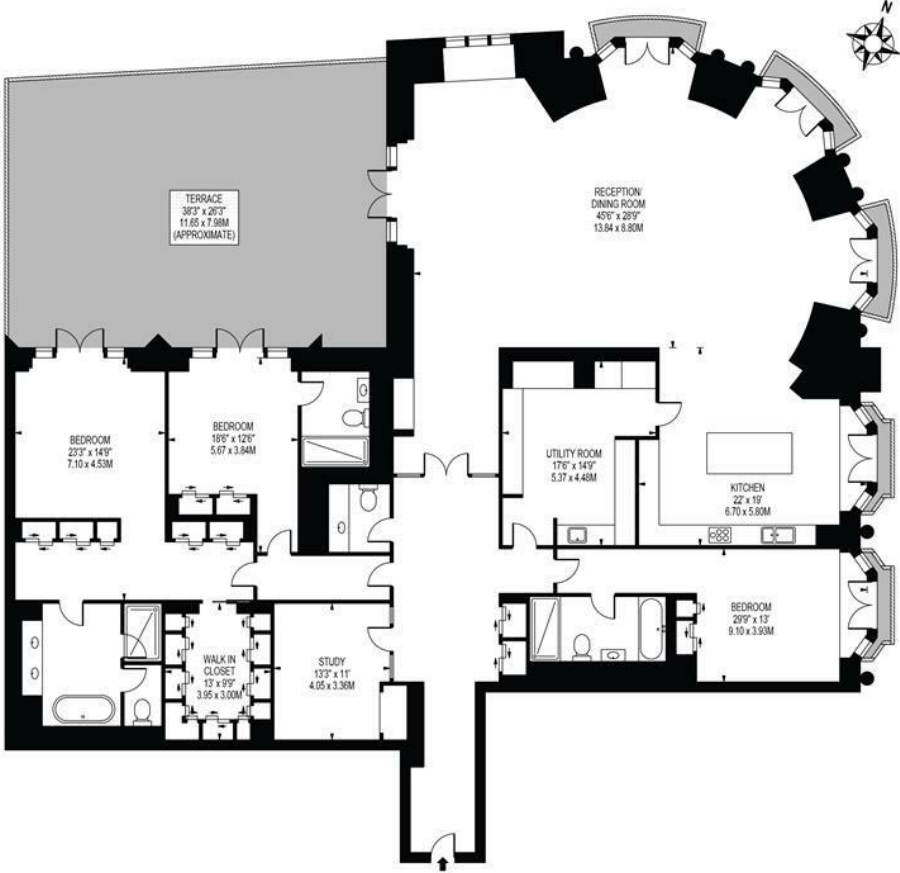






THE WHITELEY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3766 SQ FT - 349.89 SQ M



SECOND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |