

Queens Gardens, W2 3AA

£3,250 PCM



A bright, spacious two-bedroom apartment in a stucco-fronted period building with access to a beautiful garden square.

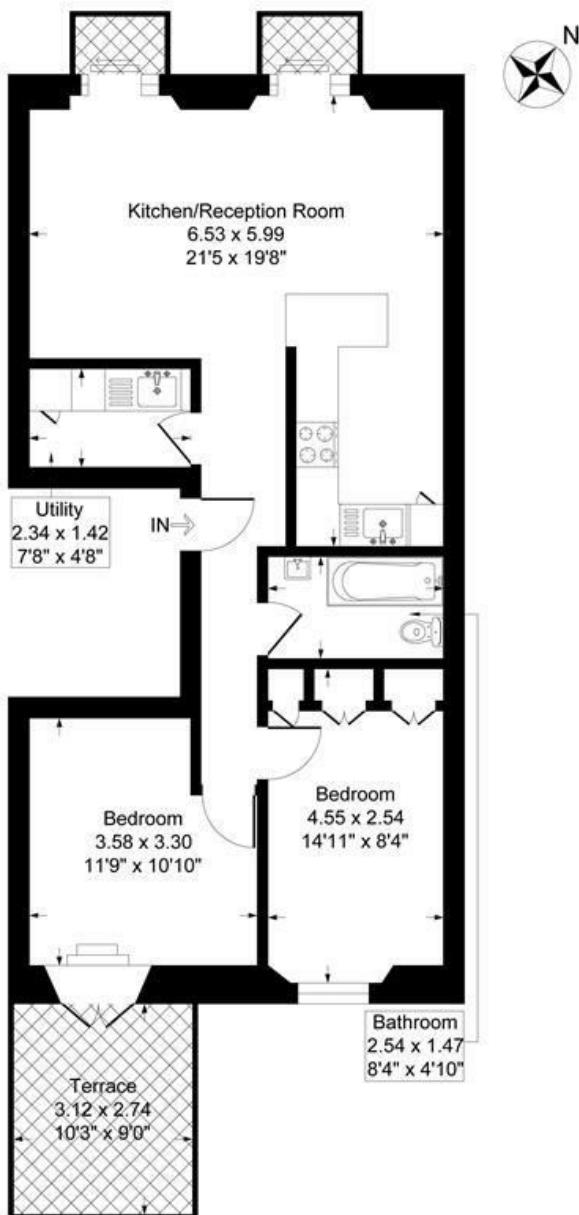
The property features a south-facing terrace, a light-filled reception room, a semi open-plan fully fitted kitchen, a utility room, two double bedrooms, and a well-maintained bathroom.

Ideally located in Queens Gardens, close to Kensington Palace, Hyde Park, Paddington Station (Mainline, Elizabeth, Bakerloo, District & Circle Lines), and Lancaster Gate Station (Central Line), offering excellent links to the City and West End.

Available from the end of April.

Queens garden, London, W2

Approximate Gross Internal Floor Area = 68.0 sq m / 732 sq ft



Fourth Floor

 **Cavendish Rowe**
W2 Specialists

Illustration for identification purposes only, measurements are approximate, not to scale.

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	80	68

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		