



Queensway, Bayswater, W2 5HX

TO RENT £6,500

A STUNNING, MODERN APARTMENT THAT NEEDS TO BE SEEN TO BE APPRECIATED

A stunning three bedroom, three bathroom apartment in a sought-after 1930s building which has been fully refurbished. This spacious, fully furnished home features a generous open-plan living area, a private balcony and the convenience of a porter and lift. Ideally located on Queensway, it offers easy access to shops, restaurants, and excellent transport links.



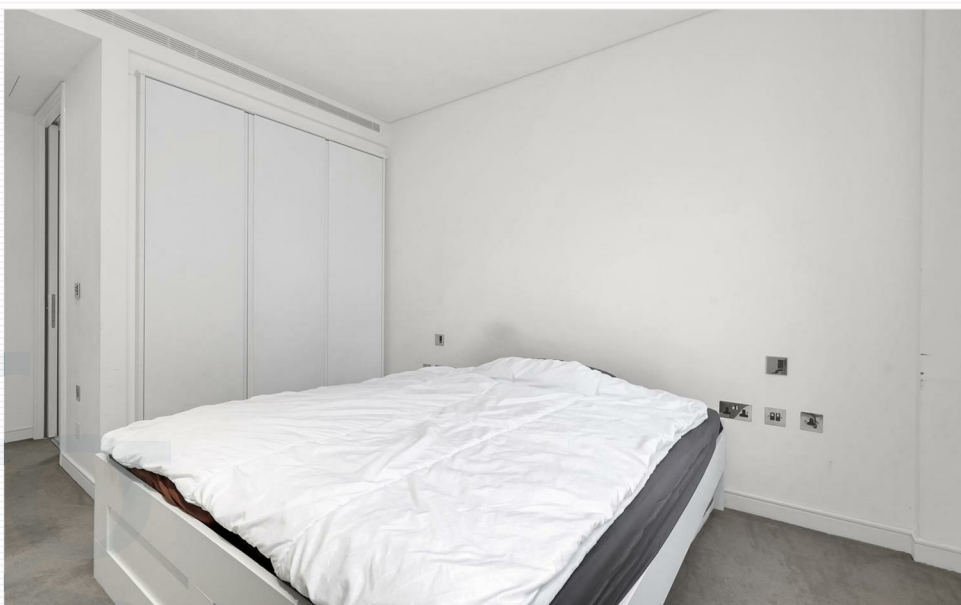
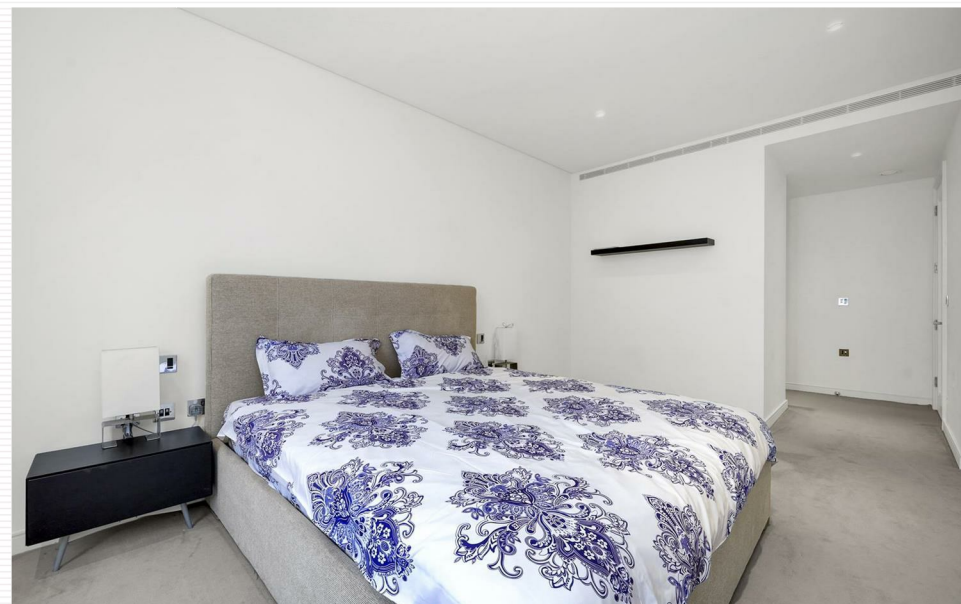


Situated in the heart of Queensway, Queens Building is a portered conversion offering convenient access to the area's diverse shops and excellent restaurants. Bayswater Underground Station (Circle Line) is just 0.3 miles away, while Queensway Station (Central Line) is 0.4 miles away. Paddington Station, located 0.6 miles away, provides seamless connections across London.

- **3 Bedrooms**
- **3 Bathrooms**
- **Private Balcony**
- **Lift**
- **Porter**
- **Furnished**
- **Heating and hot water included**
- **EPC B**
- **Council Tax: H**
- **Available now**

Queensway







GROSS INTERNAL AREA (GIA) The area of the finished property. 122.2 sq m / 1315 sq ft	TOTAL STORAGE SPACE Storage and parking lot area. 6.5 sq m / 70 sq ft	EXTERNAL FEATURES Balcony, Sun / Terrace, Staircase(s). 5.2 sq m / 56 sq ft	RESTRICTED HEAD HEIGHT The area of the property with a restricted head height. 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

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	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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