



**QUEENSBOROUGH TERRACE, BAYSWATER, W2**  
**GUIDE PRICE £775,000 LEASEHOLD ABOUT 991 YEARS REMAINING**

LOCATED ON AN ATTRACTIVE, SOUGHT AFTER TREE LINED STREET, MOMENTS FROM KENSINGTON GARDENS AND HYDE PARK, W2 - A STYLISH, WELL PROPORTIONED, TWO BEDROOM DUPLEX APARTMENT, WITH FLEXIBLE ACCOMMODATION, GENEROUS CEILING HEIGHTS, PRIVATE ENTRANCE, SHARE OF FREEHOLD AND SET IN A HANDSOME PERIOD BUILDING.

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### DESCRIPTION:

Conveniently positioned near an array of transport links; both Queensway (Central Line) (Zone 1) and Bayswater (Circle and District Line) stations. Paddington mainline station provides national and international connections via the Heathrow Express, together with the Elizabeth Line. The green open spaces of Hyde Park and Kensington Gardens are just a short walk away. To the West, you have the popular, fashionable, and multi-cultural Notting Hill.



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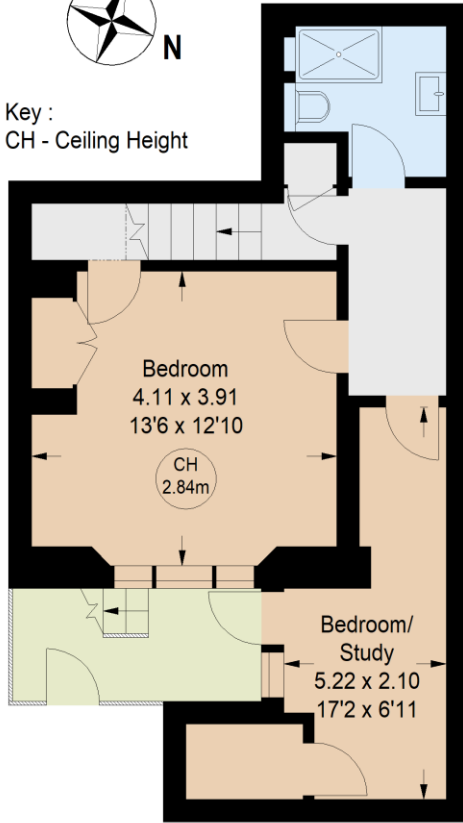


# Queensborough Terrace, W2

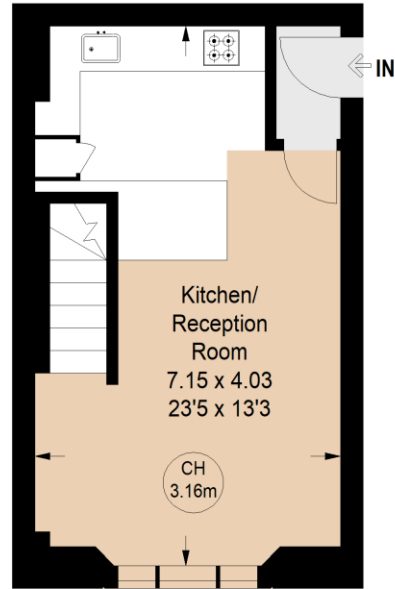
Approximate Gross Internal Area = 68.93 sq m / 742 sq ft



Key :  
CH - Ceiling Height



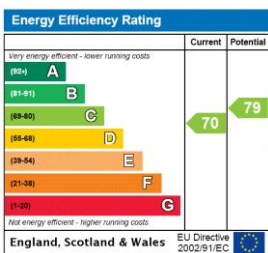
**Lower Ground Floor**



**Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 991 year and 11 months

**Service Charge:** About £5,700 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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