



A STYLISH 2-3 BEDROOM APARTMENT SET WITHIN AN IMPRESSIVE STUCCO FRONTED BUILDING

LEINSTER GARDENS, LONDON, W2

Guide Price £3,300,000 - Leasehold

savills

A GENUINELY LATERAL APARTMENT, WITH A RARE TRIPLE ASPECT AND SUPER VIEWS TOWARDS THE PARK

LEINSTER GARDENS, LONDON, W2

Guide Price £3,300,000 - Leasehold

- 3 Bedrooms • 2 Bathrooms • 1 Reception
- EPC Rating = B
- Council Tax = H

Description

22 Leinster Gardens was completely rebuilt behind its beautiful white stucco period façade as seven individual apartments in 2007. It is looked after by a caretaker and this particular unit is on the second floor with views towards the park. Entered via coded direct lift access and one of the larger apartments within the building, it remains in an excellent condition having been recently redecorated and offers a spacious dual aspect reception room, two comfortable bedroom suites and a further third bedroom.

The specification includes a Gaggenau kitchen, bespoke wood floors, air-conditioning, under floor heating in the kitchen and bathrooms, integrated sound system controllable via smart phone or tablet and bespoke fitted wardrobes.

Energy Performance

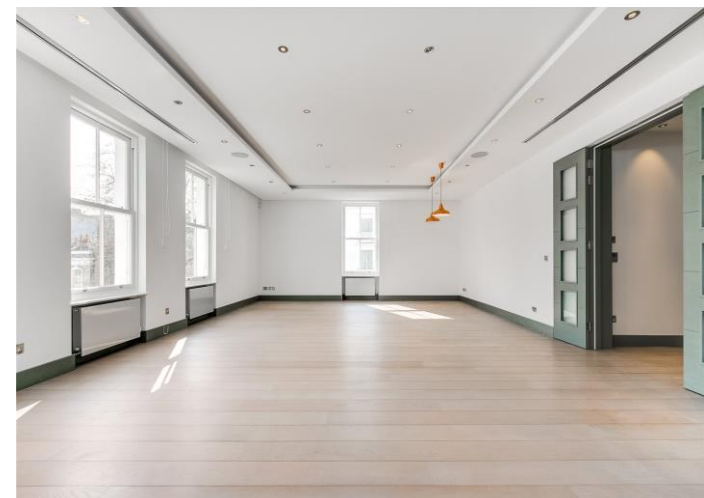
A copy of the full Energy Performance Certificate is available on request.

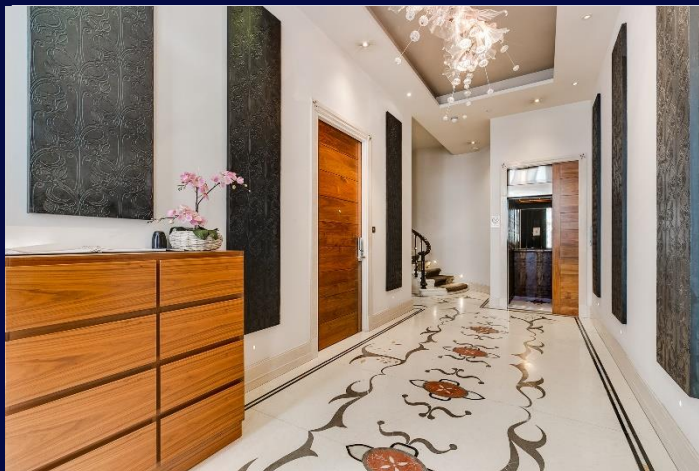
Location

Leinster Gardens runs North off Bayswater Road and is ideally located for the open green spaces of Kensington Gardens and Hyde Park. Nearby are the shopping, dining and transport facilities along Queensway and Notting Hill including Central, Circle & District Line Underground services. Also within easy reach is Paddington Station with its Mainline, Underground and Heathrow Express services.

Viewing

Strictly by appointment with Savills.

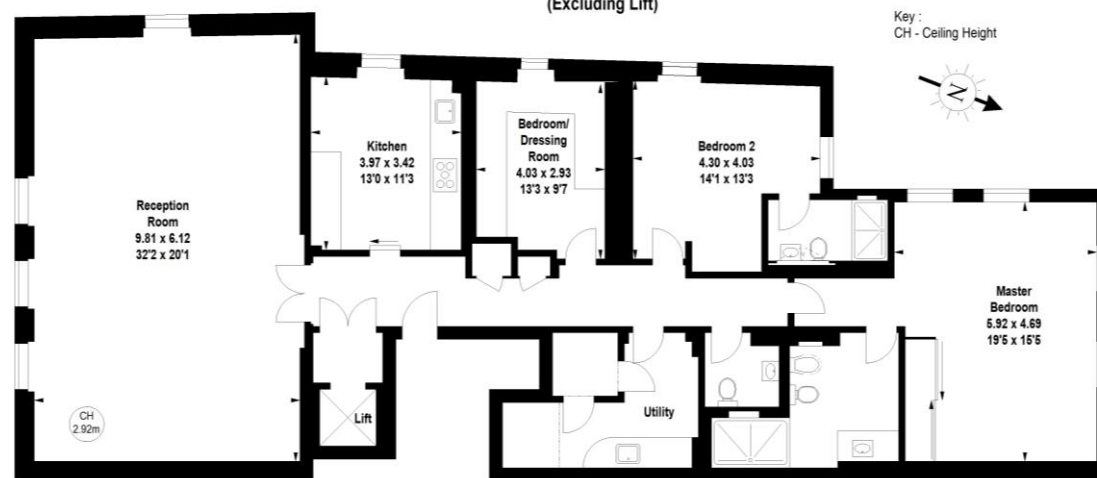




Leinster Gardens, W2

Approximate gross internal area

190.14 sq m / 2047 sq ft
(Excluding Lift)



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC