



# HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

## Flat 13 Meritas Court, 10 Salem Road, London



**£3,950 Per Month**

AVAILABLE END MARCH 2025.

Stunning 3 double bedroom/2bathroom apartment in a discreet luxury development in Bayswater, moments from the open spaces of Hyde Park. Offering modern open-plan living. 1st floor. Lift.

Accommodation: double reception with open plan kitchen, 3 spacious double bedrooms, 2 spacious bathrooms, generous storage, underfloor heating (gas), Air con/comfort cooling system.

Daytime concierge.

Set in a quiet enclave yet only moments from tubes of Bayswater & Queensway, buses, shops, restaurants. Located close to Hyde Park, Queensway and Westbourne Grove.

FAMILIES OR COUPLES ONLY (no sharers).

Allocated parking space available by separate negotiation - EV charger.

Furnished.

Council Tax Band: G

EPC rating: B

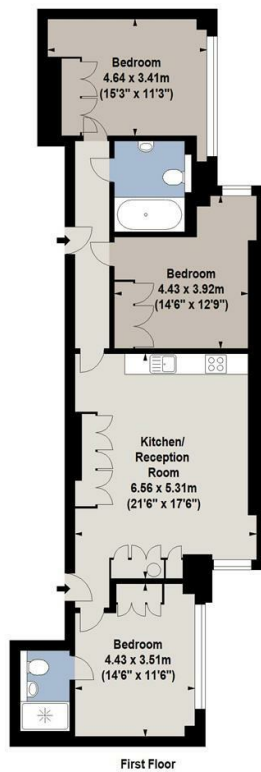
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**Location:** Bayswater, London



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**Meritas Court,**  
Salem Road, W2

Approx. Gross Internal Area  
97.08 Sq M - 1045 Sq Ft





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	