



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Queens Gardens, Lancaster Gate, London



### **£3,000 Per Month**

A modern and bright 2 double bedroom/2bathroom apartment set on the 2nd floor of an elegant stucco period building. Reception, separate kitchen, 2 double bedrooms, family bathroom, ensuite shower room.

Located in an attractive, highly sought after street just a few minutes walk to the open spaces of Hyde Park. Five minutes' walk to the vibrant area of Queensway with its shops, restaurants and The Whitely.

Easy access to Lancaster Gate, Queensway and Bayswater tube stations, and numerous bus routes to Central London.

Furnished.

EPC Rating: C  
Council Tax Band: E

94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

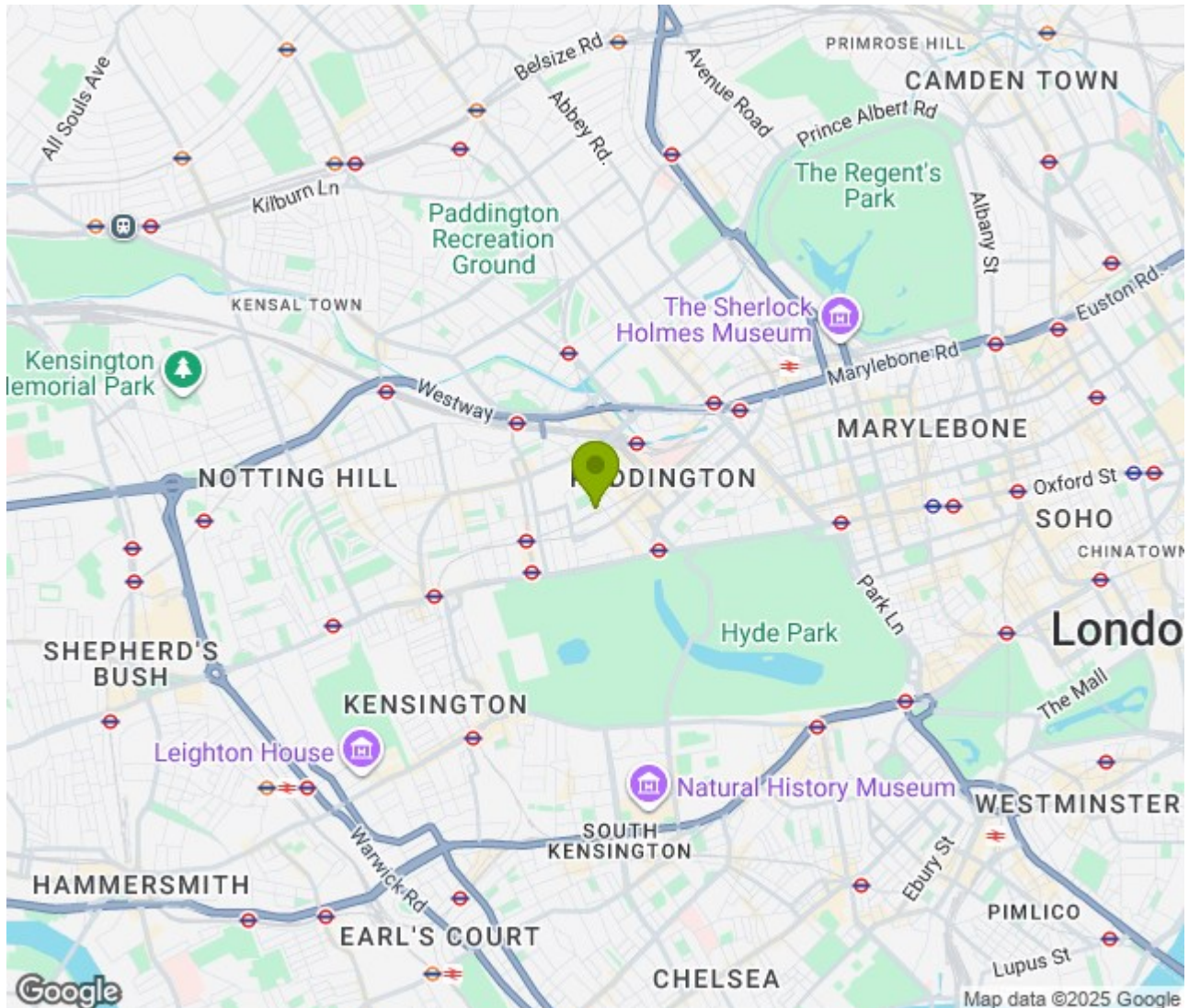
[www.hydeparkagencies.com](http://www.hydeparkagencies.com)

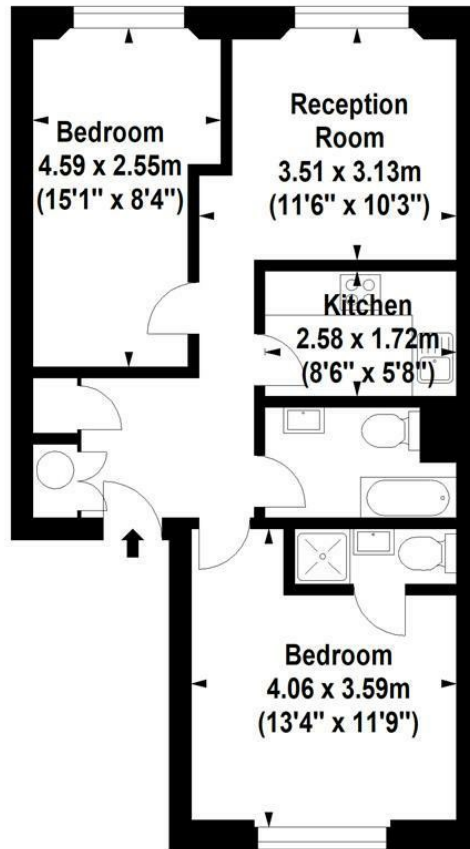






**Location:** Lancaster Gate, London





Second Floor

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Queen's Gardens, W2

Approx. Gross Internal Area  
52.86 Sq M - 569 Sq Ft



### 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		
	72	81
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	