



HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

Flat 67 Ralph Court, Queensway, London



Asking Price £630,000

2 bedroom, 2 bathroom apartment situated on 3rd floor in sought after period mansion block with the added security of 24 hour porterage. Passenger & goods lifts.

Accommodation: spacious entrance lobby, large double reception, separate kitchen, master bedroom with ensuite shower room, 2nd bedroom, family bathroom.

Communal central heating and hot water.

Located on Queensway close to Porchester Centre and library, shops and restaurants of Queensway and Westbourne Grove. Residents have access to Porchester Square Gardens.

Convenient access to tube stations of Royal Oak, Bayswater, Queensway, Paddington with Elizabeth line and Heathrow Express, and numerous buses. Short walk to the open spaces of Hyde Park.

Long lease: 135 years remaining

Service charge: £8,500 pa approx.

Council Tax Band: E

EPC Rating: C

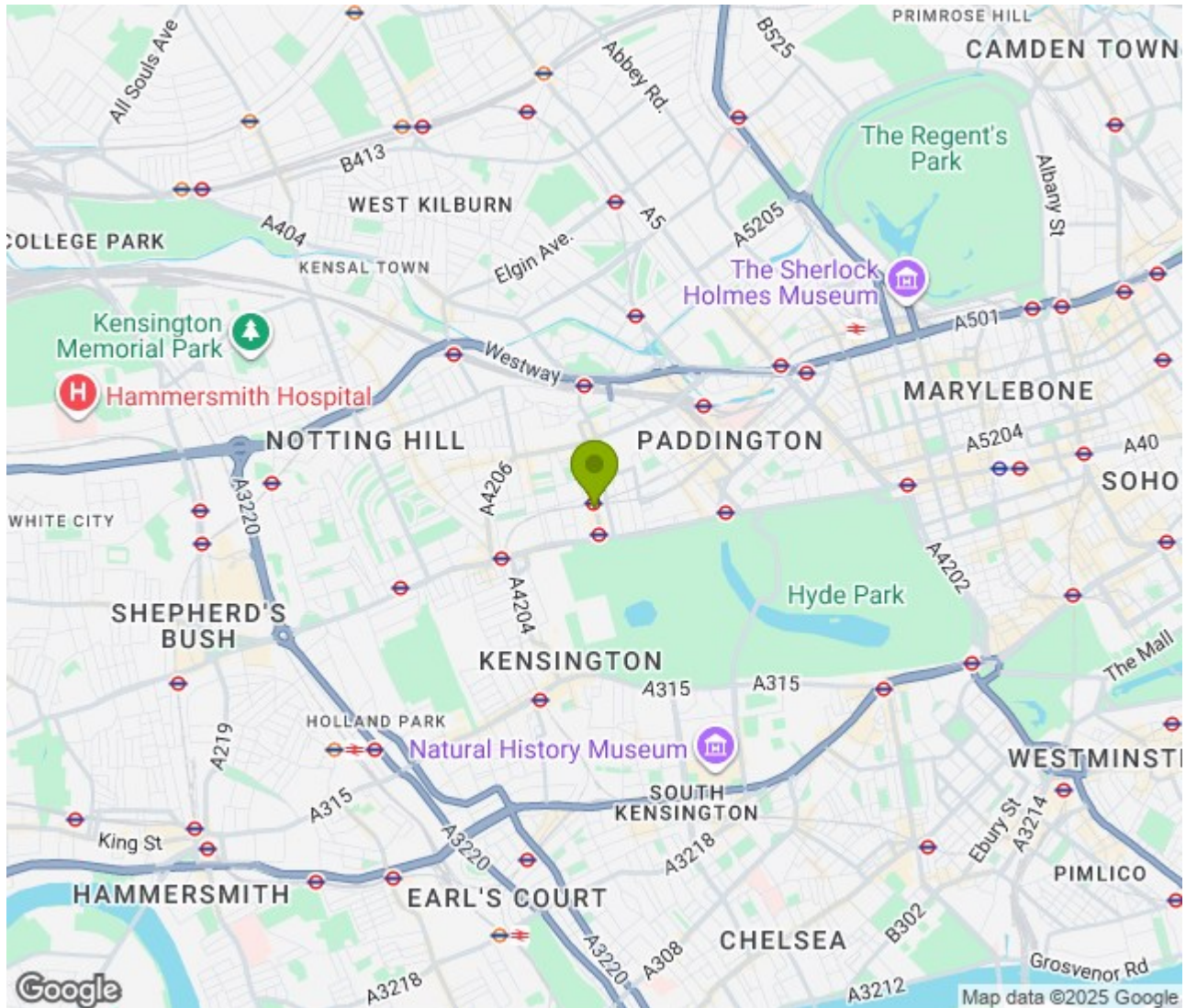
94 Queensway, London W2 3RR
T: +44 207 229 4495 E: info@hydeparkagencies.com

www.hydeparkagencies.com





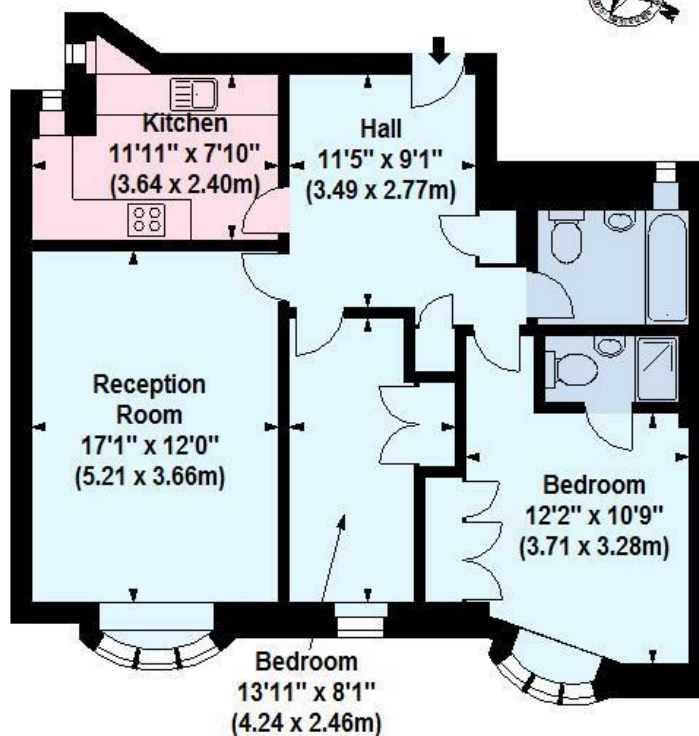
Location: , London





Ralph Court, Queensway, W2

Approx. Gross Internal Area *
773 Sq Ft - 71.81 Sq M



Third Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
© www.alanaiken.com 2014 (aa)

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 | | |
| | 69 | 82 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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 | |