



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

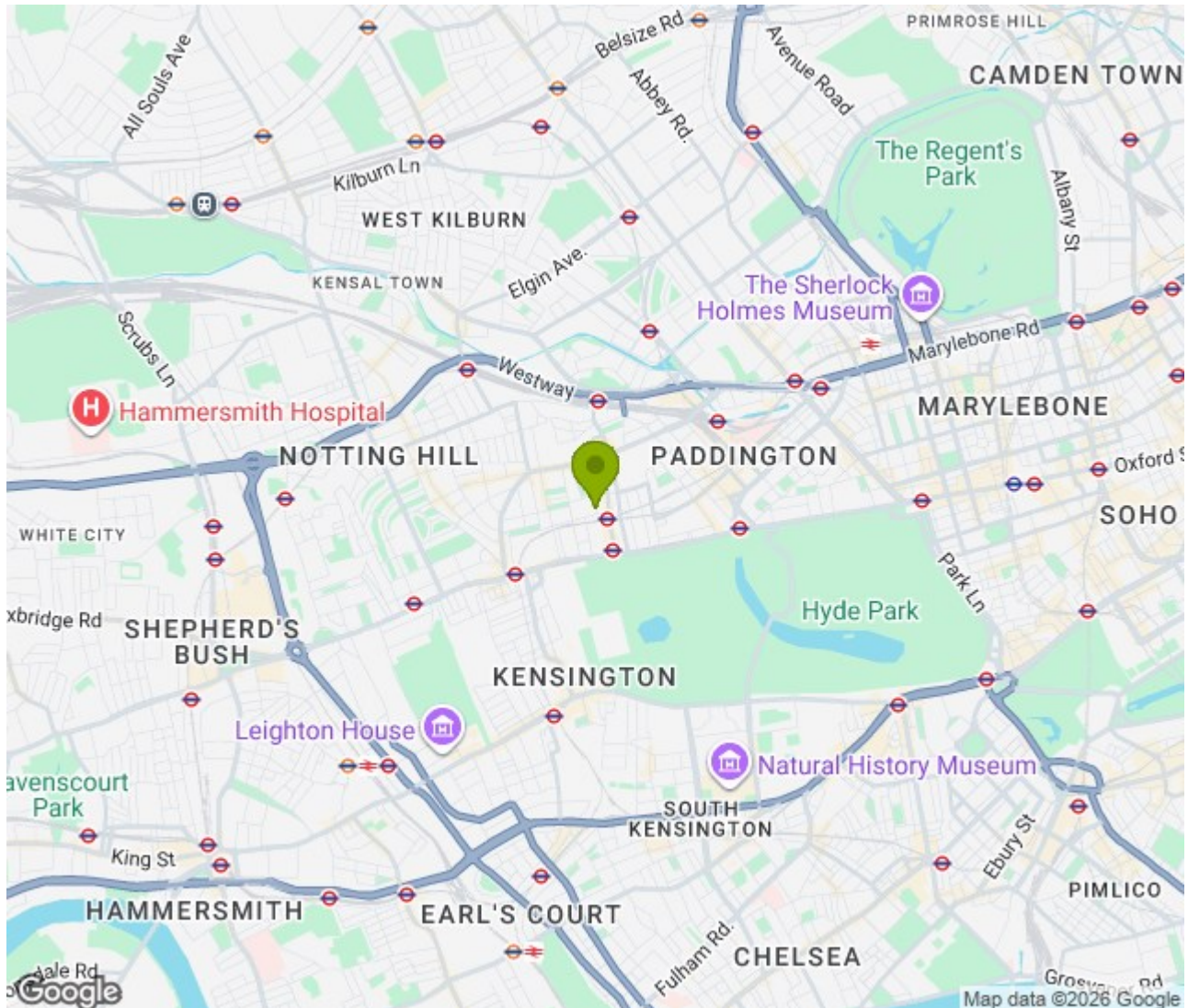
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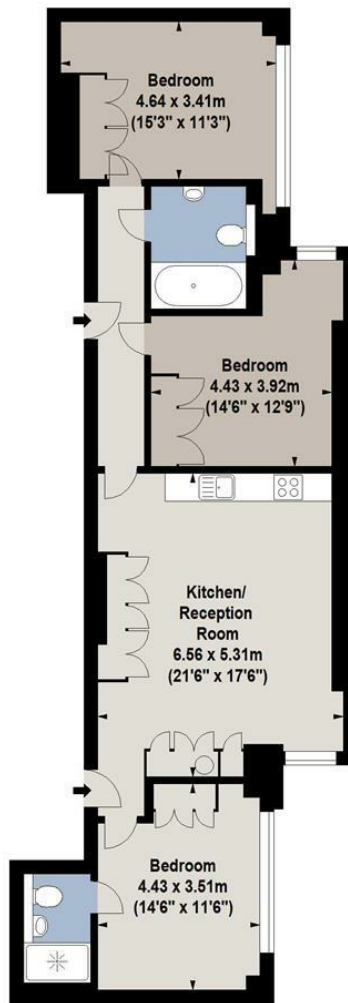
www.hyeparkagencies.com





Location: Bayswater, London





First Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2021



**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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	