



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

**10 Salem Road, London**

**null Bedroom Not specified**



**Asking Price £2,000,000**

Stunning 3 bedroom apartment with 2 separate private patios set in a modern luxury development tucked away in a quiet enclave, moments from Hyde Park, Queensway and Westbourne Grove. Good access for tubes, buses, shops and restaurants.

Accommodation: vast reception leading to private patio, semi open-plan kitchen, master bedroom with ensuite bathroom, 2 further double bedrooms, both leading to 2nd private patio, family bathroom, with the added benefit of gas underfloor heating, comfort cooling. The property is in superb condition ready to move into.

Situated on ground floor - Lift – Day-time Concierge

Secure underground parking space included (car lift).

Tenure: Leasehold – 118 years remaining

Service charge: £11,200 p.a. approx.

Ground Rent: £500 p.a.

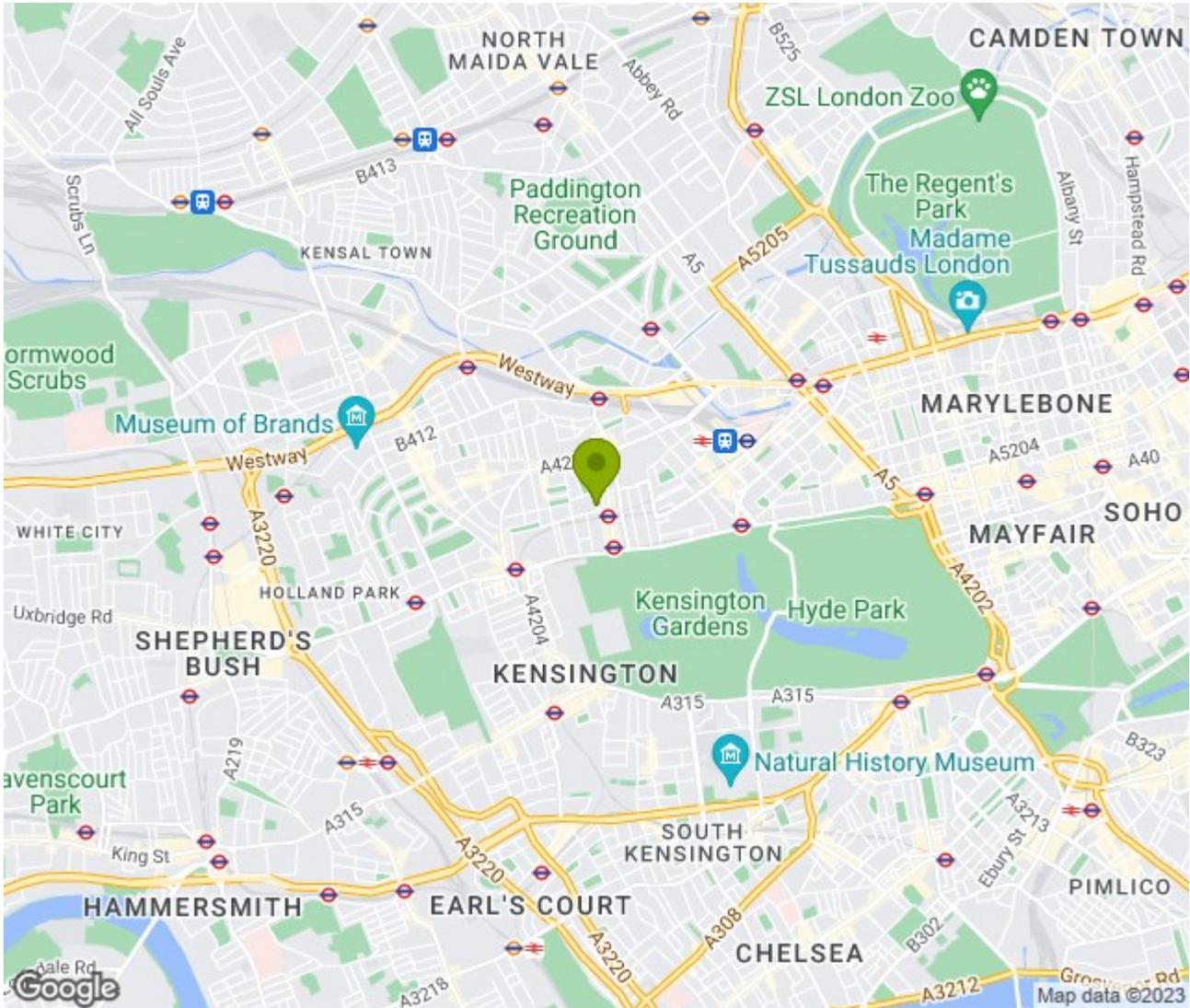
94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

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





Location: , London





Ground Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2022



Meritas Court,  
Salem Road, W2

Approx. Gross Internal Area  
138.70 Sq M - 1493 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 CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		