



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Meritas Court, 10 Salem Road, London



### Asking Price £1,750,000

Stunning 3 bedroom apartment with private patio on the ground floor of a modern luxury development tucked away in a quiet enclave. Located 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 large double bedrooms, family bathroom. 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).

Lease: 117 years remaining

EPC Rating: C

Council Tax Band: G

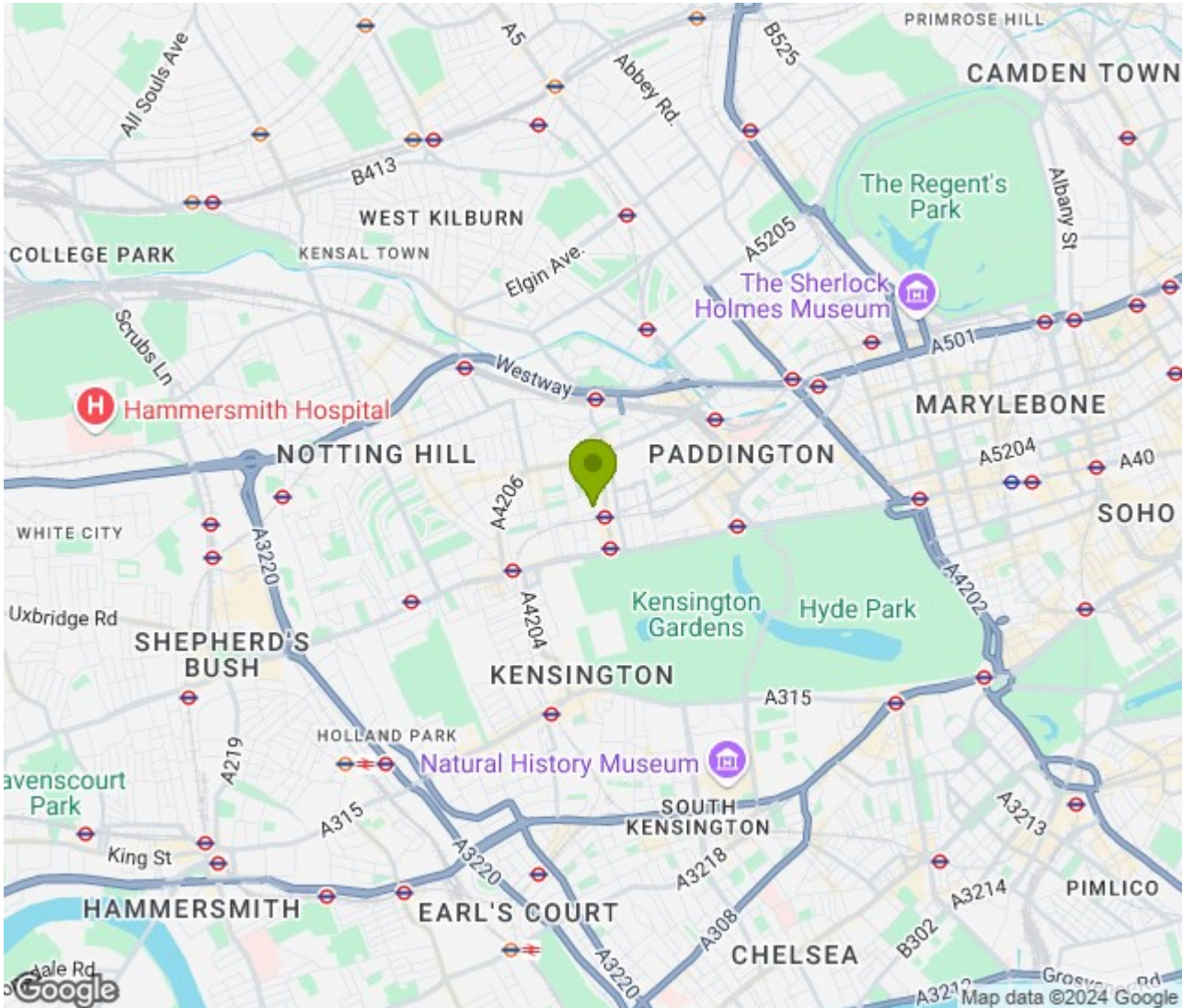
94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

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





**Location:** Bayswater, London





Ground Floor



For Identification Purposes Only. Not To Scale. © www.alanaiken.com 2016

Meritas Court,  
Salem Road, W2

Approx. Gross Internal Area  
165.98 Sq M - 1679 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	<b>81</b>	<b>82</b>

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		