



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

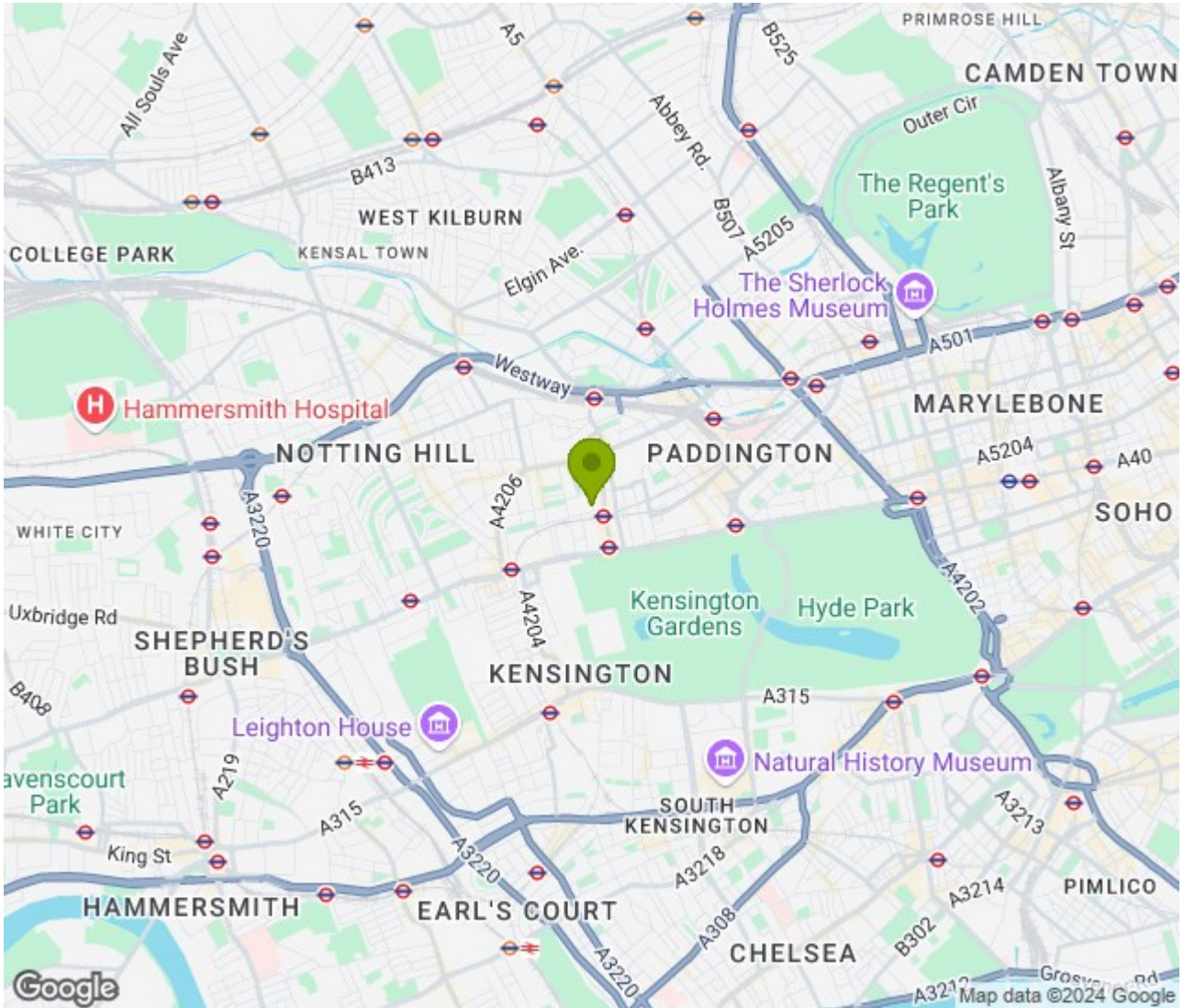
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Location: Bayswater, London





Ground Floor



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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) 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	81	82

Environmental Impact (CO ₂) 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		