

Kensington Gardens Square, Bayswater, W2







Kensington Gardens Square, *Bayswater, W2* £1,999,500 Shared Freehold

Kensington Gardens Square boasts a privileged position benefits from being within a few moments of all the shops and restaurants of Queensway and

- Three double bedrooms
- Large reception room
- Access to communal garden
- Large modern kitchen
- Full width balcony
- Close to transport links
- Moments from Hyde Park
- EPC Rating: D

A great apartment for sale on a much sought after first floor position, opening on to a typical full width balcony and terrace overlooking this lovely garden square.

Kinleigh Folkard & Hayward

For more information or to arrange a viewing please contact:

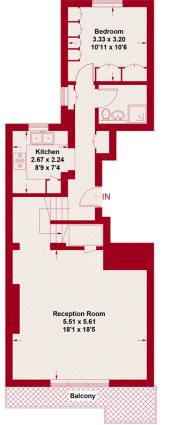
Bayswater

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COMPLETELY LONDON





First Floor = 65.4 sq m / 704 sq ft (Including Reduced Headroom)

Second Floor = 35.1 sq m / 378 sq ft

Bedroom

3.68 x 3.28

12'1 x 10'9

Bedroom

2.87 x 2.49

9'5 x 8'2

2.59 x 1.85

8'6 x 6'1

kfh.co.uk Kensington Gardens Square Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft (Excluding Reduced Headroom) Reduced Headroom = 1.4 sq m / 15 sq ft Total = 100.5 sq m / 1082 sq ft Illustration for Identification Purpose Only. Not to Scale.

Energy Performance Certificate

HM Government

Kensington Gardens Square, LONDON, W2

Dwelling type:	Mid-floor flat			Reference number:		
Date of assessment:	22	June	2012	Type of assessment:	RdSAP, existing dwelling	
Date of certificate:	24	June	2012	Total floor area:	97 m²	

Use this document to:

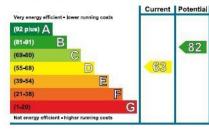
· Compare current ratings of properties to see which properties are more energy efficient

. Find out how you can save energy and money by installing improvement measures

Estimated energy costs	£ 2,478 £ 1,227			
Over 3 years you could				
Estimated energy co	sts of this home		. Mak	
	Current costs	Potential costs	Potential future savings	
Lighting	£ 318 over 3 years	£ 162 over 3 years		
Heating	£ 1,809 over 3 years	£ 777 over 3 years	You could	
Hot Water	£ 351 over 3 years	£ 312 over 3 years	save £ 1,227	
Totals	£ 2,478	£ 1,251	over 3 years	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 762	
2 Draught proofing	£80 - £120	£ 48	0
3 Low energy lighting for all fixed outlets	£40	£ 135	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.