



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.

For more information or to arrange a viewing please contact:

Bayswater
186 Queensway
Bayswater, W2 6LY
020 7724 1222
bayswater.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



 = Reduced headroom below 1.5m / 5'0"



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

Second Floor = 35.1 sq m / 378 sq ft

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



Kensington Gardens Square, LONDON, W2


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

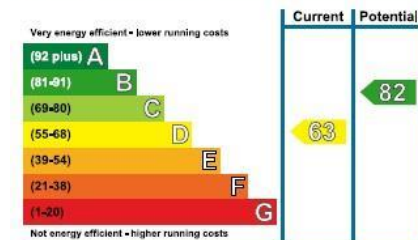
Estimated energy costs of dwelling for 3 years:	£ 2,478
Over 3 years you could save	£ 1,227

Estimated energy costs of this home

	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	
Hot Water	£ 351 over 3 years	£ 312 over 3 years	
Totals	£ 2,478	£ 1,251	

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	
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.