



LEINSTER SQUARE

LONDON W2



MARK TUNSTALL
PROPERTY



This beautifully designed three-bedroom penthouse (2,115 sq ft / 197 sq m) in a Grade II listed building (with lift and porter) overlooking an elegant and peaceful garden square has been refurbished to the highest standard combining timeless period charm with contemporary design

It offers fully lateral air-conditioned accommodation flooded with natural light, with wonderful views over the private, leafy gardens below. The eat-in kitchen is equipped with high-end integrated Miele appliances, there are two interconnecting reception rooms with herringbone wood floors, and bathrooms feature marble cladding and quality fixtures. Residents have access to the communal square gardens.

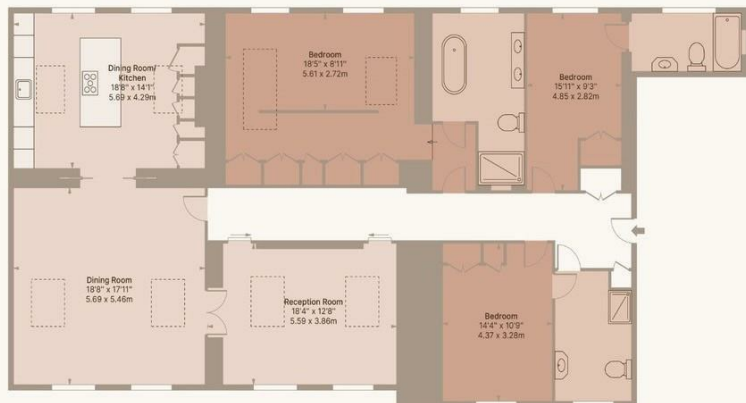
Leinster Square is close to the green space of Kensington Gardens as well as the excellent array of shops, cafes and restaurants along Westbourne Grove and Queensway. Also within very easy reach are Bayswater (Circle & District lines) and Queensway (Central line) underground stations, whilst nearby Paddington (0.7 miles away) provides mainline and Heathrow Express rail services.

Deposit: equivalent to six weeks' rent (or eight weeks if permission to keep a pet in the property is granted). Minimum tenancy length: 12 months. Council Tax: Band H.

Unfurnished

Viewing strictly by appointment with Mark Tunstall Property

LEINSTER SQUARE, NOTTING HILL, W2



All images, floorplans, and descriptions within this brochure are for illustrative purposes only and may not accurately reflect the current condition of the property. All dimensions are approximate and should be independently verified. This material does not constitute part of any offer or contract. Prospective purchasers are advised to carry out their own due diligence and seek independent legal advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED A COPY OF THE FULL ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE UPON REQUEST.

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