



## Kensington Gardens Square, London, W2 4BB

**£620 Per Week**

CITYZEN ARE PROUD TO OFFER TO THE MARKET THIS GRADE 2 LISTED APARTMENT LOCATED IN GARDEN HOUSE WITH EXCLUSIVE ACCESS TO KENSINGTON GARDEN SQUARE.

This second floor one bedroom apartment faces Kensington Garden Square, one of London's few remaining garden squares and is a 5 minute walk to both Bayswater station (Circle & District) and Queensway (Central line) both stations in Zone 1

The stunning apartment comprises a bright reception room with wooden floors and sash windows, a custom made "Miele" kitchen, bedroom with sash windows and ample built in storage and a polished marble bathroom suite. The property benefits from a high tech "Creston home automation system" and beautifully hand picked furnishings.

Garden House further benefits from 24 hour porter.

PROPERTY AVAILABLE FROM 12.02.2026

- GARDEN HOUSE W2
- OVERLOOKING GARDENS
- 5 MINS TO QUEENSWAY STATION
- AVAILABLE FROM 12.02.2026
- 2ND FLOOR ONE BEDROOM
- EXC ACCESS TO KENSINGTON GDN SQ
- CUSTOM MADE "MIELE" KITCHEN
- GRADE 2 LISTED BUILDING
- 5 MINS TO BAYSWATER STATION
- 24 HOUR PORTER

## Kensington Gardens Square, London, W2 4BB



KITCHEN



GARDEN HOUSE



BATHROOM



BEDROOM



BEDROOM



RECEPTION ROOM



## Kensington Gardens Square, London, W2 4BB



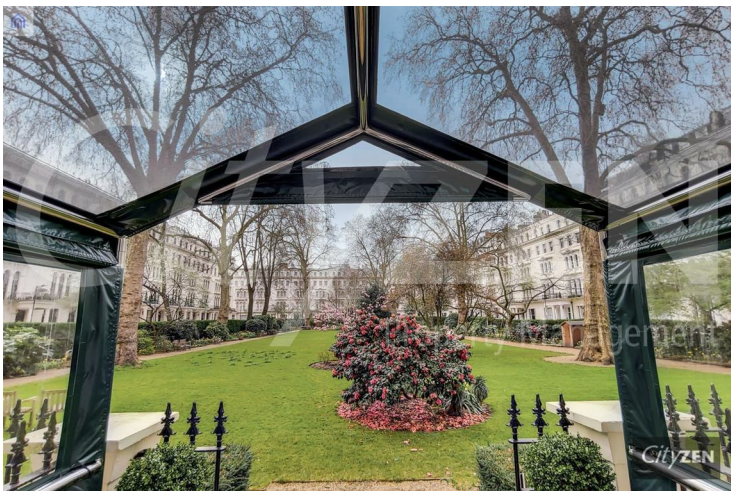
RECEPTION ROOM



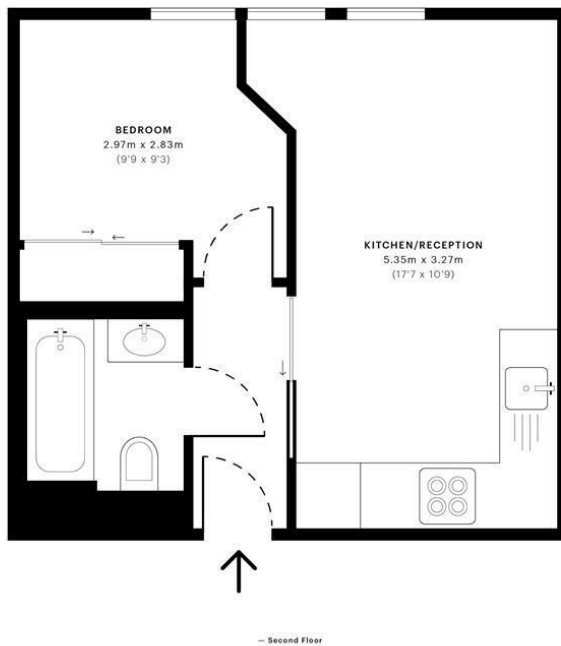
RECEPTION ROOM



GARDENS



GARDENS



GROSS INTERNAL AREA (GIA)  
The floorplate of the property  
29.98 sqm / 322.70 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanines, landings and height  
27.76 sqm / 298.81 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 29.72 sqm / 319.90 sqft  
IPMS 3C RESIDENTIAL: 28.20 sqm / 303.54 sqft  
SPRIS ID: 605dcd40fda4be0dc0a2a76c

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

#### England & Wales

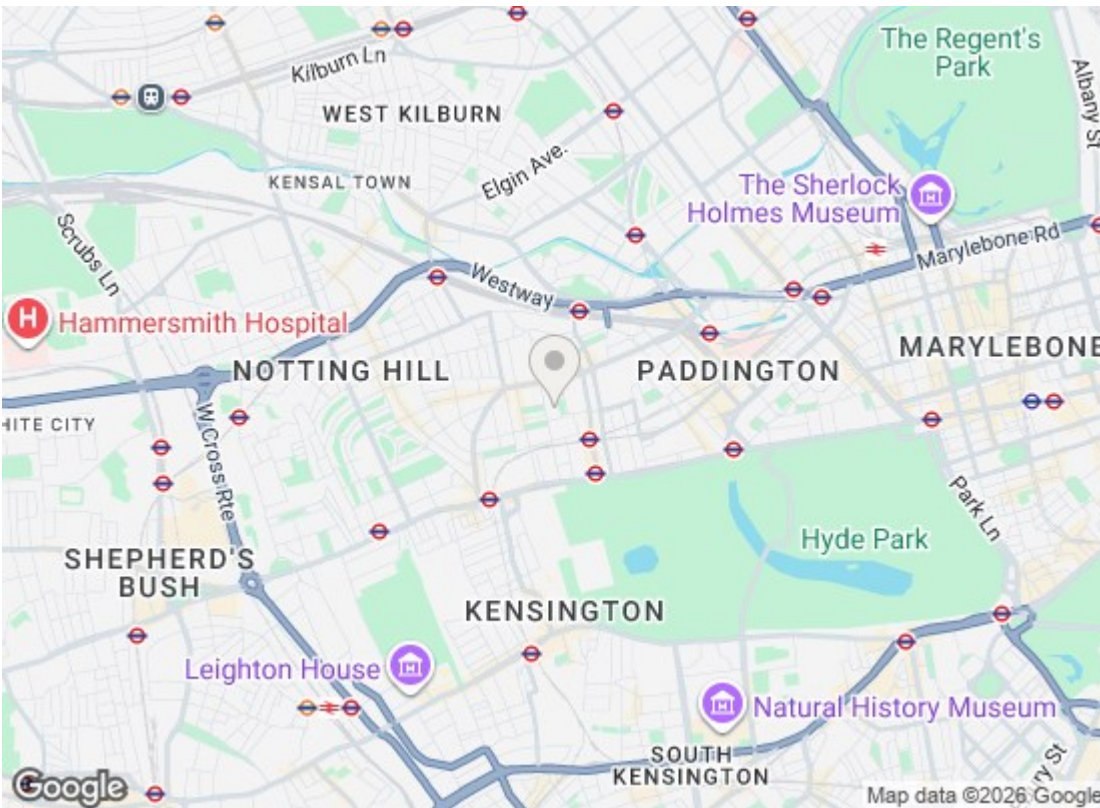
EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

#### England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.