



# Kendal Steps

St Georges Fields, W2

£550 per week  
(£2,383.33 pcm)

A well presented two bedroom maisonette within a gated development in Hyde Park. The property benefits from portage, private terrace, communal gardens and is within a short distance of Hyde Park, Lancaster Gate, Oxford Street and Marble Arch.





## Kendal Steps

St Georges Fields, W2

- Modern Gated Development
- 2 Bedrooms, 1 Bathroom, Reception, Fitted Kitchen
- Private Balcony, Communal Gardens, Porterage,
- Situated Between Both Lancaster Gate & Marble Arch





A well-presented two bedroom maisonette within a gated development in Hyde Park. The property comprises ground: fully fitted kitchen and bright reception leading onto private east facing terrace. First floor: master bedroom with built-in wardrobes, single bedroom with built-in storage and modern bathroom. In addition, the property further benefits from access to communal gardens. Local amenities are accessible in Hyde Park, Oxford Street, Lancaster Gate and Marble Arch.

**Tenure:** Long Let, Minimum tenancy 12 months  
**Furnished**

Additional tenant charges apply  
Tenancy Agreement Fee: £222  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

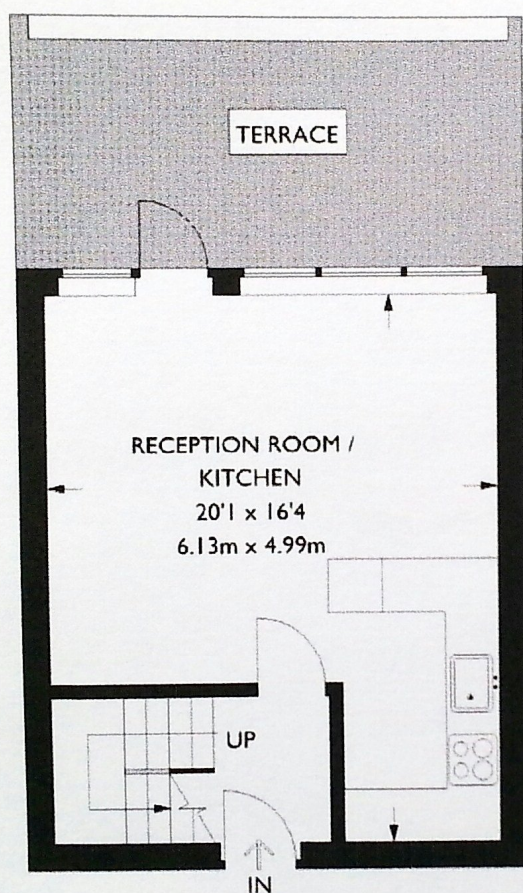
### Chestertons Hyde Park Sales

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020 7298 5950  
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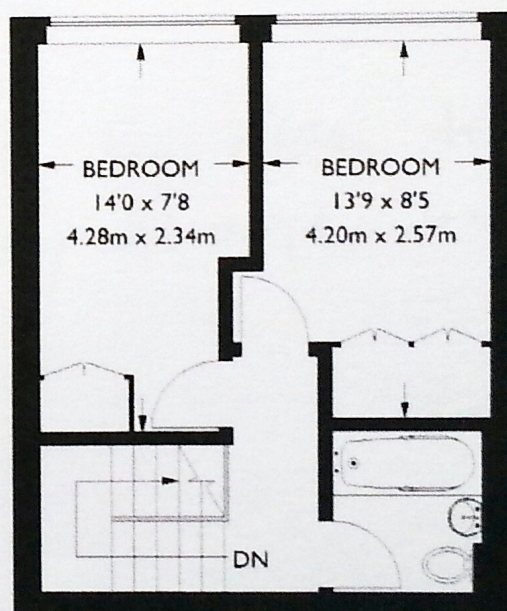
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## Kendal Steps, St. Georges Fields, W2

Approximate Gross Internal Area  
Ground Floor :- 334 sq ft / 31 sq m  
First Floor :- 334 sq ft / 31 sq m  
Total :- 667 sq ft / 62 sq m



**Ground Floor**



**First Floor**