



Kendal Steps  
St Georges Fields, W2

CHESTERTONS





A beautifully presented two-bedroom maisonette set within an exclusive gated development in the heart of Hyde Park. Arranged over two floors, the property offers thoughtfully designed living spaces and an abundance of natural light.

- Modern gated development
- Two bedrooms and one bathroom
- Private balcony
- Communal gardens
- Close to Lancaster Gate, Marble Arch & Paddington Stations

**£3,000 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** Westminster  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished**

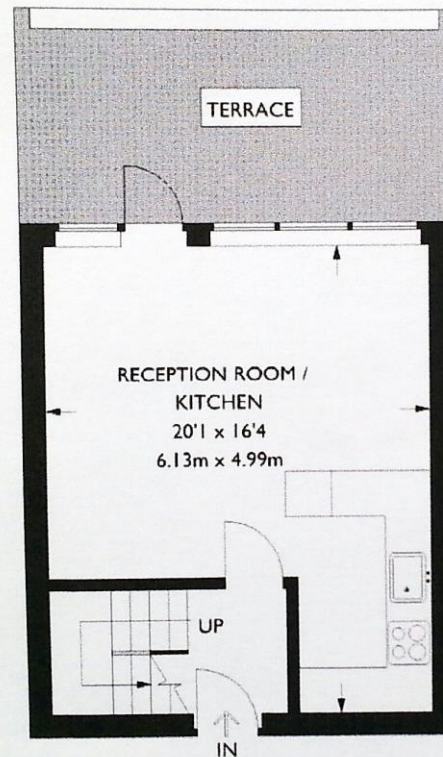
**Chestertons Hyde Park & Marylebone Lettings**

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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**

