



KENSINGTON GARDENS SQUARE LONDON
£1,300 PER WEEK AVAILABLE 16/10/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Kensington Gardens Square
London W2**

**£1,300 Per Week
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two Double Bedrooms, - Two Bathrooms,
- Interior Design, - Wooden Floors, -
Communal Gardens, - 24 HRS Concierge, -
Grade II Listed, - Council Tax Band F

Council Tax

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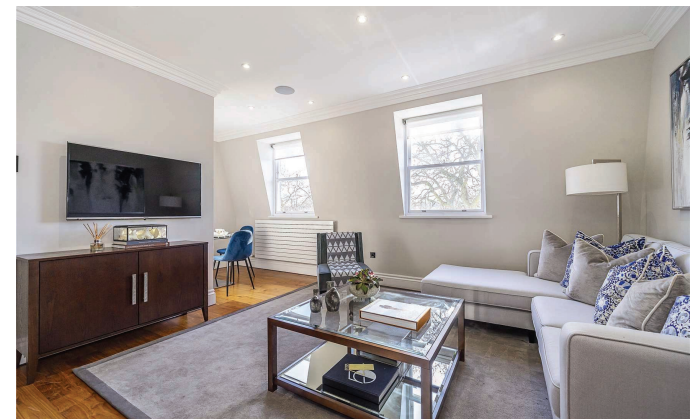
301 Westbourne Grove
Notting Hill, London, W11 2QA
020 7034 0405
nottinghilllettings@hamptons.co.uk
www.hamptons.co.uk

The Property

The apartment has been interior designed and finished to the highest of standards with high end modern finishes whilst retaining its original Grade II listed features from the original building. The apartment comprises two double bedrooms with built in custom wardrobes one with en-suite bathroom and with direct access to the privet patio , a luxurious reception room with bespoke furniture an exquisite polished marble bathroom and a fully fitted bespoke Miele kitchen. The apartment has access to the stunning communal gardens which is one of London's few remaining traditional Garden squares.

Location

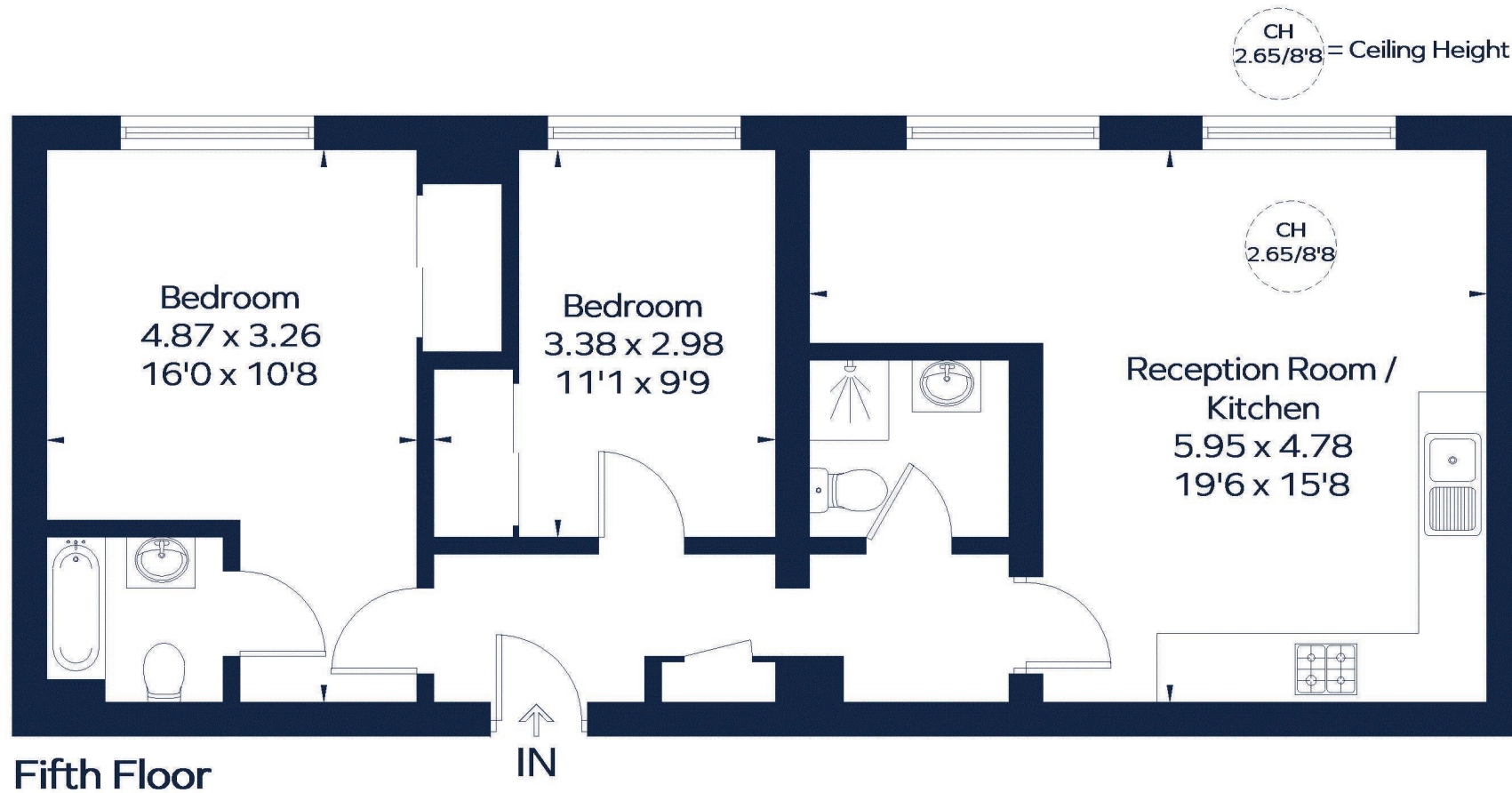
Garden House is located in a quiet residential part of W2 and close to the amenities of Westbourne Grove, Notting Hill and the beautiful Hyde Park including Whitley shopping mall. It is also perfectly located for easy access to transport links with Bayswater and Queensway tube station, both a very short walk away.



KENSINGTON GARDE

Approximate Gross Internal Area

662 sq. ft. (61.5 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 934493

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
92-100	B		
84-92	C		
76-84	D		
68-76	E	67	72
60-68	F		
52-60	G		
1-50			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

