





KEY FEATURES

- Comfort cooling
- 24 hour porter
- Two Juliete balconies
- Wooden flooring
- Lift access

This spacious apartment of 1,406 sqft comprises a spacious, open plan reception room with a fully fitted modern kitchen, two double bedrooms, one ensuite bathroom, one ensuite shower room and guest WC.

Additionally, the apartment benefits from underfloor heating, comfort cooling, 24hr concierge, secure underground parking and lift access.

Positioned on one of the capital's most illustrious garden squares, 50 Kensington Gardens Square sits within the heart of Bayswater W2, just an 8 minute walk (approx.) from the historical Hyde Park, where you have access to 600 acres of London's most famous green space.



2 BEDROOM



2 BATHROOM



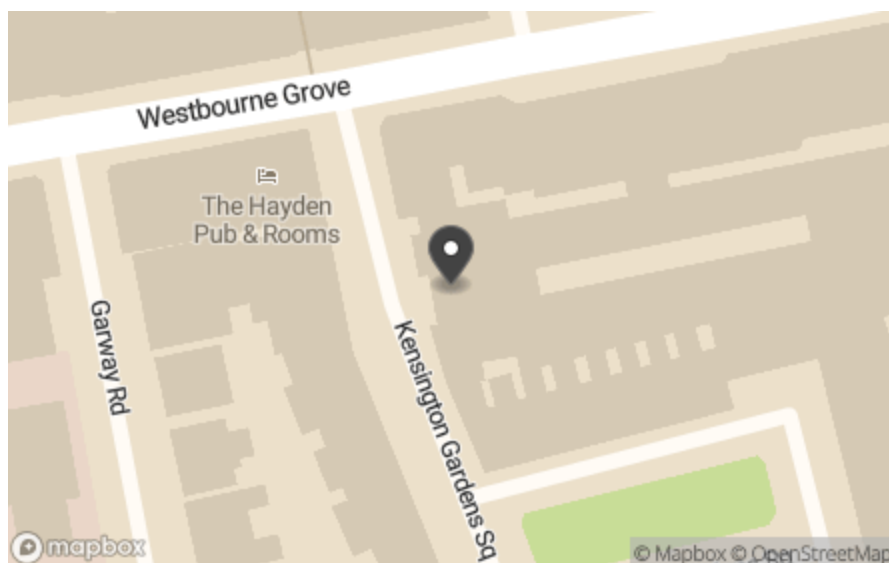


ACCOMMODATION

Open-plan reception/kitchen
Principal bedroom suite with ensuite
Second ensuite bedroom
WC

LOCATION

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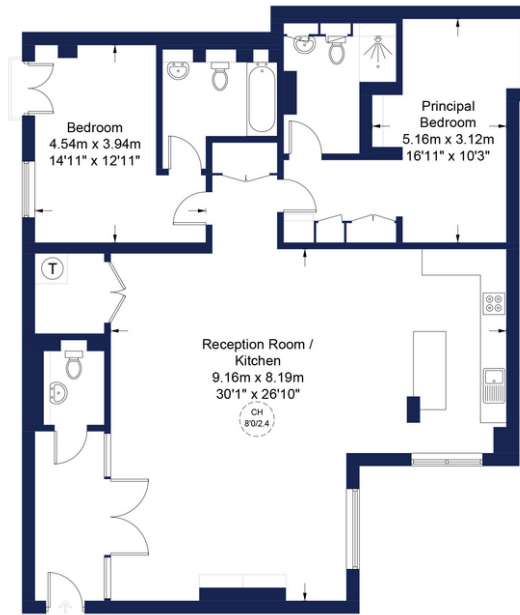






Kensington Gardens Square, W2

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft



Second Floor



Certified
Property
Measurer

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. (ID842946)

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TERMS
Price: £1,794 per week
Council Tax Band: H
Viewing: By appointment only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

