



Kensington Gardens Square  
Bayswater, W2

CHESTERTONS





This opulent triplex apartment, meticulously renovated and furnished to the highest standards, presents breath-taking views and access to one of Bayswater's coveted communal gardens. Comprising two en-suite double bedrooms, a third bedroom, and a separate W.C., the property exudes sophistication.

The well-lit reception room offers a comfortable space for social gatherings, while the contemporary kitchen, equipped with a wine fridge, accommodates a breakfast table. Boasting wooden floors and plush carpets, this residence is centrally located in Bayswater, ensuring excellent connectivity via Notting Hill, Bayswater, and Queensway tubes, Paddington Rail station, the Heathrow Express, and the Elizabeth line. Indulge in the nearby upscale shops, restaurants, cafes, and bars of Bayswater and Notting Hill right at your doorstep.

- Newly refurbished
- Three bedrooms
- Two bathrooms
- High specification
- Air conditioning
- Access to communal gardens.

### £8,800 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C		
43-62	D	62	62
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

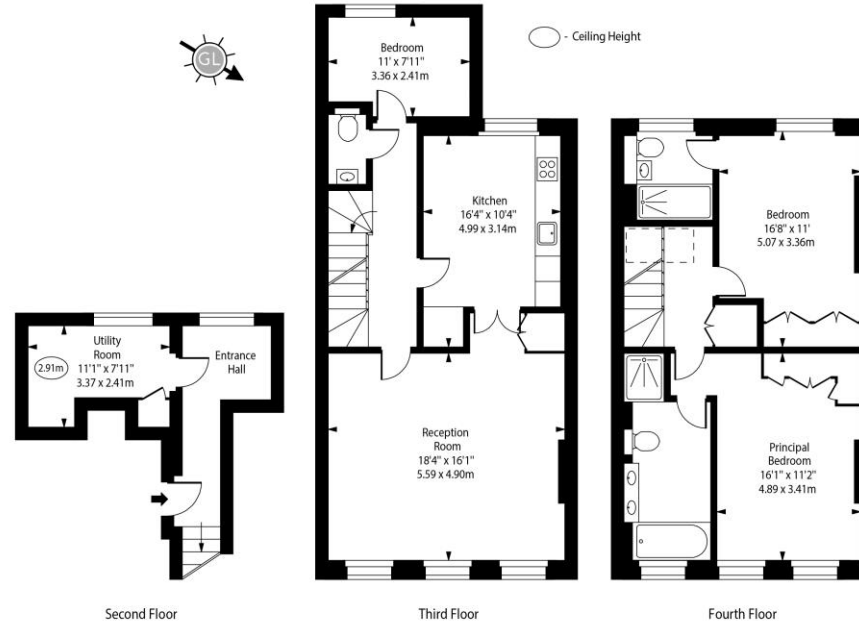
**Minimum Term:** 12 months  
**Deposit Required:** Six weeks  
**Local Authority:** Westminster  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished**

### Chestertons Notting Hill Lettings

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

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 02030408588

Kensington Gardens Square, W2



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