



Kensington Gardens Square  
Bayswater, W2

CHESTERTONS





An incredible two bedroom, two bathroom lateral apartment, set within a highly exclusive new development on Kensington Gardens Square, Notting Hill.

This apartment has been finished to a very high standard throughout, complete with air conditioning and underfloor heating. The accommodation comprises of an expansive open plan reception room/kitchen, principle bedroom with en suite bathroom, second bedroom and family bathroom. Each bedroom has substantial built in wardrobes and ample storage throughout.

50 Kensington Gardens Square is a highly exclusive development nestled on a quiet street moments from Westbourne Grove, Notting Hill Gate and Bayswater. The building has a concierge, secure underground parking and a secure bike storage area.

- 2 bedroom, 2 bathroom apartment
- Air conditioning
- Cooling in all zones
- Underfloor heating
- Bike storage
- Underground parking

**£5,689.33 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	82	82
43-62	D		
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:** £7,877.53  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G  
**EPC Rating:** B  
**Furnished, Unfurnished**

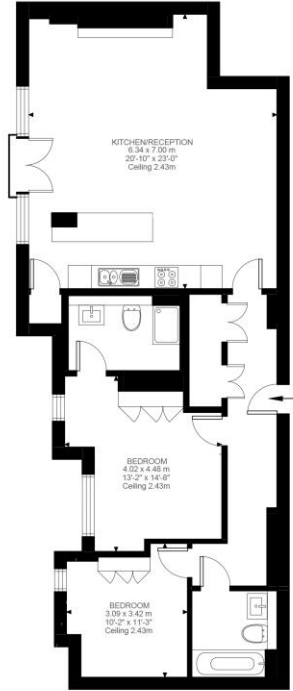
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Sixth Floor  
996 ft<sup>2</sup>

Kensington Gardens Square, W2  
Approximate Gross Internal Area  
92.50 SQ.M / 996 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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