



Kensington Gardens Square
Notting Hill, W2

CHESTERTONS





Located within a popular portered building, this sleek two bedroom apartment has recently been fully renovated.

Accommodation comprises of two spacious bedrooms, principal with ensuite, separate bathroom, bright open plan reception and fully fitted kitchen with breakfast bar.

For added convenience and leisure, residents can enjoy exclusive access to a private gym, swimming pool, golf simulator, and sauna, with the added assurance of a 24-hour concierge service.

This exceptional offering is available furnished.

Additional information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

Kensington Gardens Square is situated south of Westbourne Grove with a communal garden and Mews running between the two blocks of flats. Queensway is close by with Whiteleys Shopping Centre and a cinema and the Ice skating rink/bowling. Portobello Road and fashionable Westbourne Grove is nearby. Notting Hill, Queensway and Bayswater underground stations are all within walking distance.

- Two bedrooms
- Two bathrooms
- Long let
- Furnished property

£5,200 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://www.chestertons.co.uk/property-to-rent/applicable-fees)

Minimum Term: 12 months
Deposit Required: Six weeks
Local Authority: City of Westminster
Council Tax Band: G
EPC Rating: To be confirmed
Furnished

Chestertons Notting Hill Lettings

30 Ledbury Road
Notting Hill
London
W11 2AB

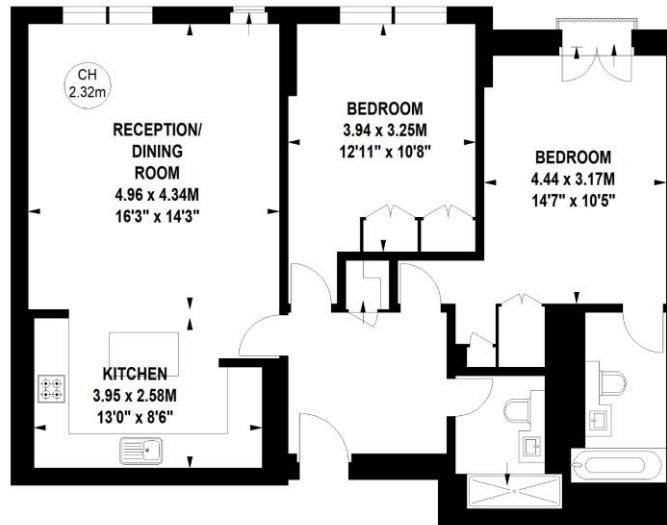
nottinghill@chestertons.co.uk
02030408588

Kensington Gardens Square, W2

Approximate gross internal area

85.19 sq m / 917 sq ft

Key :
CH - Ceiling Height



Fifth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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