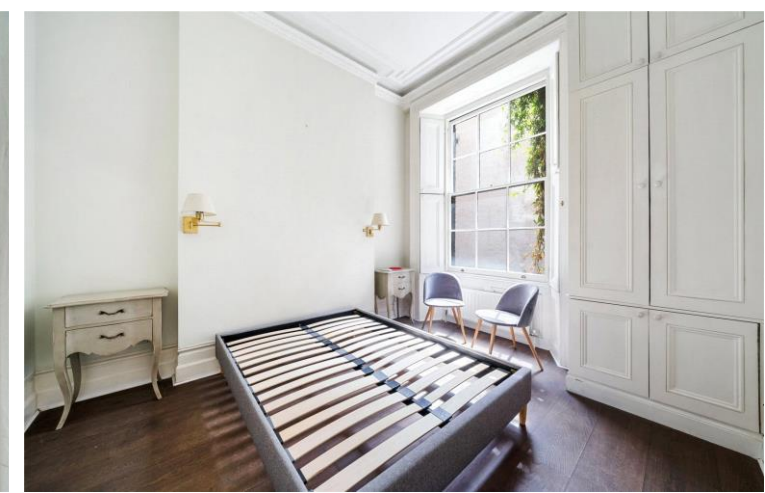
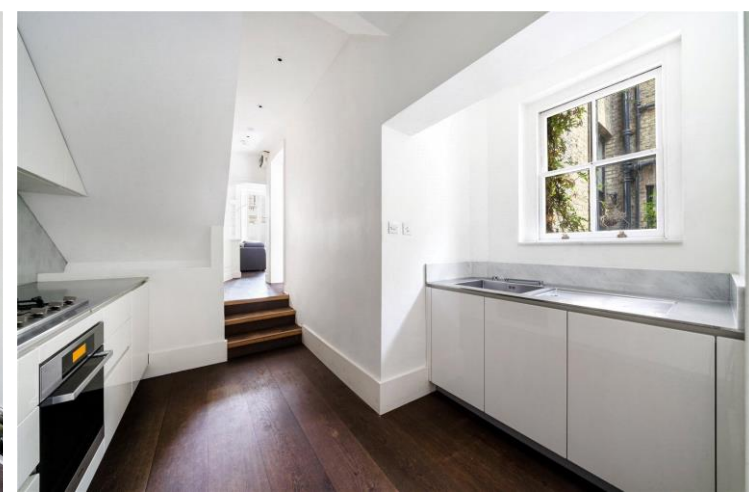




Kensington Gardens Square
Notting Hill, W2

CHESTERTONS





Welcome to this charming one-bedroom raised ground floor flat situated on the prestigious Kensington Gardens Square in the desirable Notting Hill. Upon entering the flat, you are immediately greeted by the spacious reception room, which impresses with its soaring 3.51-meter ceilings. The tall windows flood the room with natural light, creating an airy and bright ambiance. The generous proportions of the reception room provide ample space for both lounging and dining, making it the perfect setting for entertaining.

The flat encompasses a total size of 631 square feet, ensuring comfortable living arrangements throughout. There is a well-appointed bedroom, kitchen and bathroom. One of the highlights of this property is its access to the private communal gardens. Step outside and immerse yourself in the lush greenery, a tranquil oasis. Whether you seek a peaceful place to read a book or a serene spot to enjoy a picnic, these gardens offer a private escape from the vibrant surroundings. Beyond the confines of the flat, Westbourne Grove is a short walk away (0.4 miles), and is a renowned destination known for its trendy boutiques, chic restaurants, and stylish cafes. This lively area provides an array of shopping, dining, and entertainment options, catering to diverse tastes and interests. Alongside this, you are benefitted by the new Whiteleys shopping Development. Kensington Gardens (0.5 miles) and Hyde Park (1.0) are within walking distance, providing ample opportunities for outdoor activities and relaxation. Bayswater and Queensway underground stations are within 0.4 miles of the property and offer the following lines: Central, District, and Circle. The green open spaces of Kensington Gardens are 0.5 miles away.

- One bed
- One bathroom
- Modern kitchen
- Wooden floor
- Access to private communal gardens
- Walking distance to Westbourne Grove

£3,445 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

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
62-81	C		80
43-62	D	62	
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

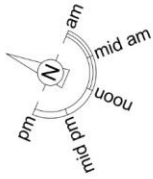
England, Scotland & Wales EU Directive 2002/91/EC

Minimum Term: 12 months
Deposit Required: 5 week's rent
Local Authority: City Of Westminster
Council Tax Band: E
EPC Rating: D
Furnished, Part Furnished

Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk
 02030408588



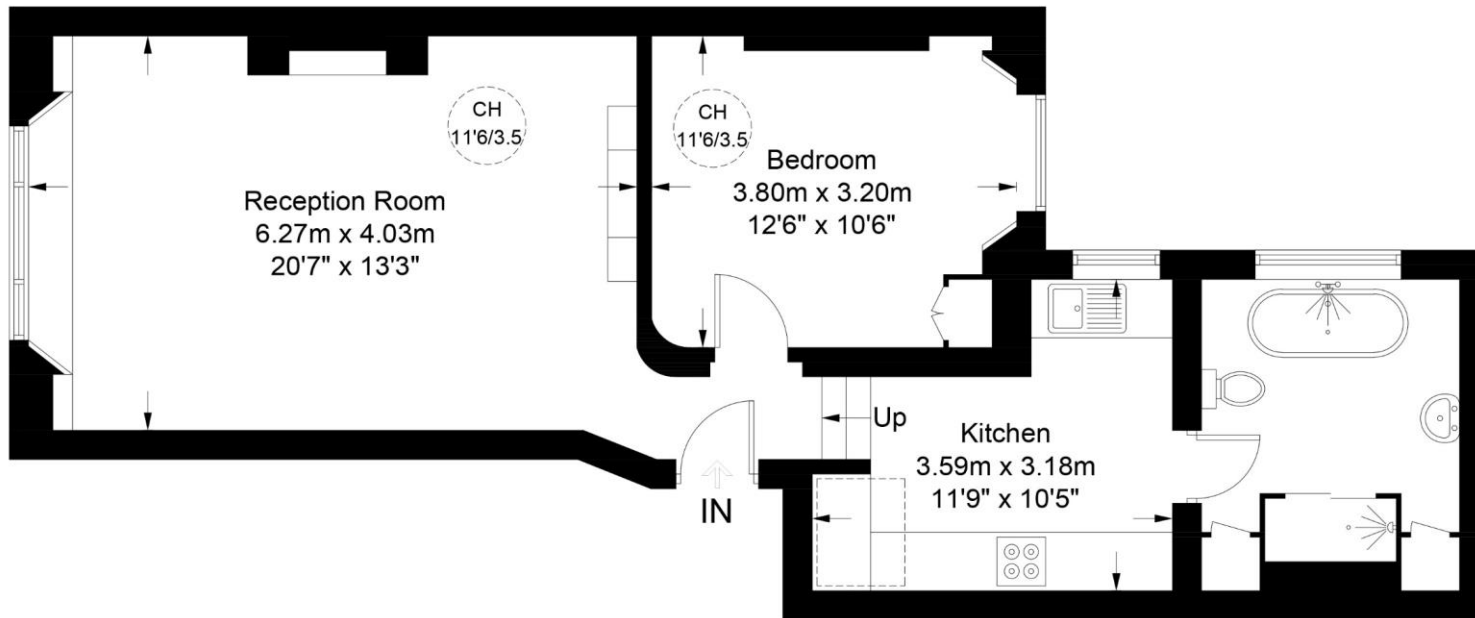
Kensington Gardens Square, W2

Approximate Gross Internal Area = 625 sq ft / 58.1 sq m

Reduced Headroom = 12 sq ft / 1.1 sq m

Total = 637 sq ft / 59.2 sq m

 = Reduce head height below 1.5m



Ground Floor



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. (ID986909)

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