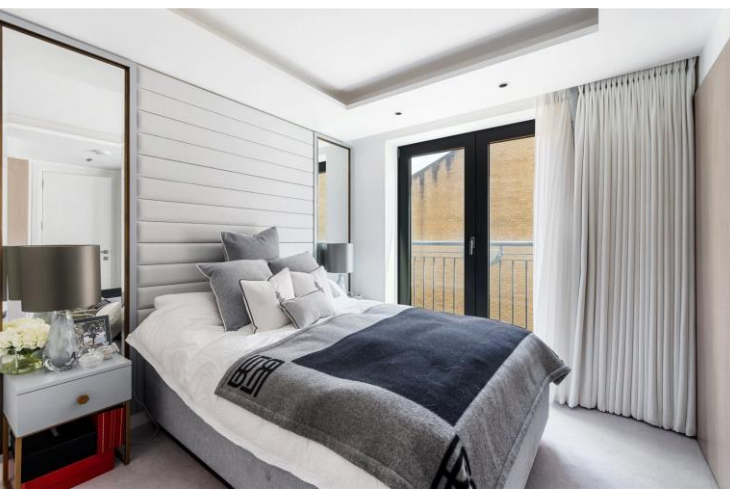




Kensington Gardens Square
W2

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.

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
- Private outdoor patio
- Air conditioning
- Underfloor heating
- Bike storage
- Underground parking

£7,775 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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Minimum Term: 12 months
Deposit Required: £10,765.38
Local Authority: Westminster
Council Tax Band: G
EPC Rating: B
Furnished

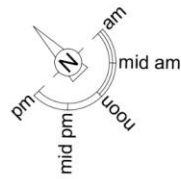
Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghilllettingsusers@chestertons.co.uk
 02030408588

Kensington Gardens Square, W2

Approximate Gross Internal Area = 1155 sq ft / 107.3 sq m



Third 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. (ID979696)

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