



## **Kensington Gardens Square, London, W2 4BB**

**£620 Per Week**

CITYZEN ARE PROUD TO OFFER TO THE MARKET THIS GRADE 2 LISTED APARTMENT LOCATED IN GARDEN HOUSE WITH EXCLUSIVE ACCESS TO KENSINGTON GARDEN SQUARE.

This second floor one bedroom apartment faces Kensington Garden Square, one of London's few remaining garden squares and is a 5 minute walk to both Bayswater station (Circle & District) and Queensway (Central line) both stations in Zone 1

The stunning apartment comprises a bright reception room with wooden floors and sash windows, a custom made "Miele" kitchen, bedroom with sash windows and ample built in storage and a polished marble bathroom suite. The property benefits from a high tech "Creston home automation system" and beautifully hand picked furnishings.

Garden House further benefits from 24 hour porter.

PROPERTY AVAILABLE NOW

- GARDEN HOUSE W2
- OVERLOOKING GARDENS
- 5 MINS TO QUEENSWAY STATION
- AVAILABLE FROM 12.02.2026
- 2ND FLOOR ONE BEDROOM
- EXC ACCESS TO KENSINGTON GDN SQ
- CUSTOM MADE "MIELE" KITCHEN
- GRADE 2 LISTED BUILDING
- 5 MINS TO BAYSWATER STATION
- 24 HOUR PORTER

# Kensington Gardens Square, London, W2 4BB



KITCHEN



GARDEN HOUSE



BATHROOM



BEDROOM



BEDROOM



RECEPTION ROOM

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RECEPTION ROOM



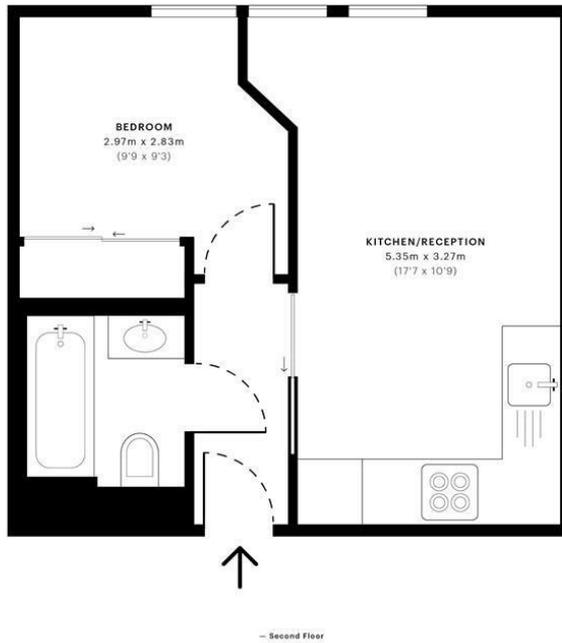
RECEPTION ROOM



GARDENS



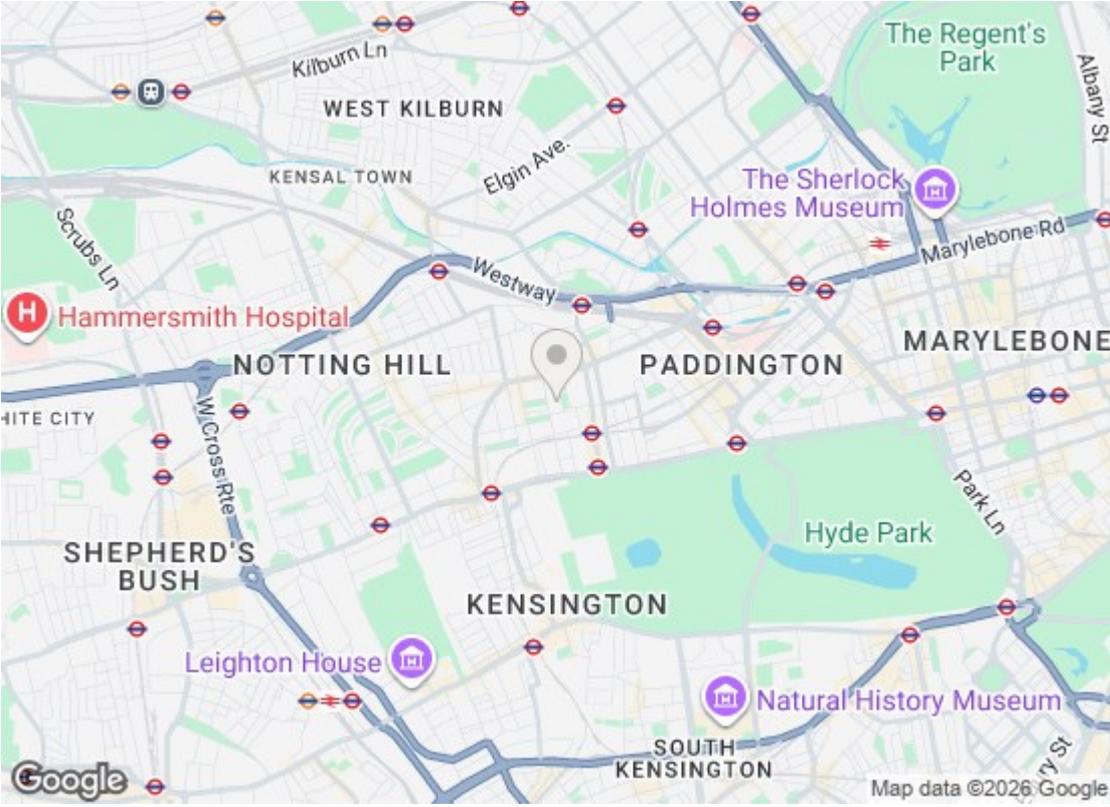
GARDENS



<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 29.98 sqm / 322.70 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes measurements restricted head height 27.76 sqm / 298.61 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.00 sqm / 0.00 sqft</p>
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

29.72 sqm / 319.90 sqft  
 28.20 sqm / 303.54 sqft  
 605dcd40fda4be0dcd2af6c



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.