

STURGES
LONDON

Kensington Garden Square, Notting Hill, London
£5,785 Per calendar month



- Luxuriously Designed Two Bedroom Apartment
- Fourth Floor
- Stunning Grade II Listed Building
- Beautiful Communal Gardens
- Miele Kitchen



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An exceptional two-bedroom apartment located on the fourth floor of a beautiful Grade II listed building, offering access to a serene private residents' garden. The property boasts a perfect blend of modern luxury and original architectural features.

Inside you will find two spacious double bedrooms with ample storage, a luxurious reception area furnished with bespoke furniture, and an exquisite polished marble bathroom along with an ensuite bathroom. The fully fitted bespoke Miele kitchen is ideal for culinary enthusiasts and smart home technology includes Smart TVs in both bedrooms and the reception area.

The building provides a range of amenities including 24-hour security, lift access to all floors, exclusive private access to Kensington Garden Square gardens, along with an emergency out-of-hours maintenance service.

Nestled in a quiet residential area of W2, Garden House is conveniently located near the vibrant amenities of Westbourne Grove and Notting Hill, as well as the expansive greenery of Hyde Park and many shops, bars and restaurants. Excellent transport links are available with Bayswater and Queensway tube stations just a 5-minute walk away.

Local Authority:

Council Tax Band: D

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

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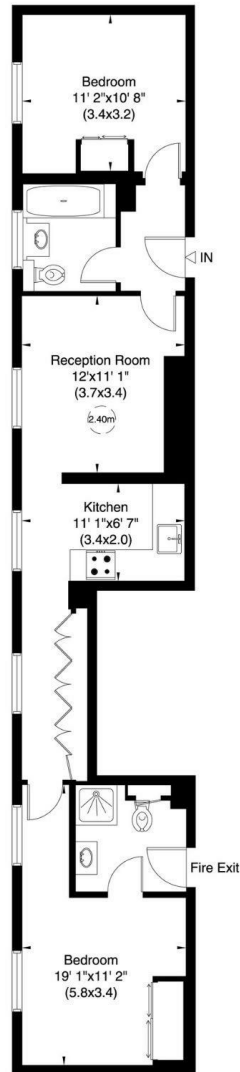
46 Garden House, Kensington Gardens Square, W2

Gross internal area (approx.)

65 Sq m (697 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Fourth 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 (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.