



## Kensington Gardens Square, Bayswater, London £5,850 Per Month

Furnished/unfurnished

This superbly refurbished two bedroom two bathroom patio apartment (768 sq ft) within this stunning Grade II listed building with access to beautiful communal gardens.

The apartment has been interior designed and finished to the highest of standards with high end modern finishes whilst retaining its original Grade II listed features from the original building. The apartment comprises splendid bedrooms with built in custom wardrobes one with en-suite bathroom and with direct access to the private patio, a luxurious reception room with bespoke furniture again leading onto its own the private patio, an exquisite polished marble bathroom and a fully fitted bespoke Miele kitchen. The apartment has access to the stunning communal gardens which is one of London's few remaining traditional Garden squares.

The building hosts 24 hour security, lift service, unique private access to Kensington Garden Square gardens and an emergency out of hour's maintenance service.

Garden House is located in a quiet residential part of W2 and close to the amenities of Westbourne Grove, Notting Hill and the beautiful Hyde Park including Whitley shopping mall. It is also perfectly located for easy access to transport links with Bayswater and Queensway tube station just 5 minutes walk away.



# GARDEN HOUSE

**KITCHEN**  
2.63m x 2.44m  
(8'8" x 8'0")

**BEDROOM**  
5.50m x 2.79m  
(18'1" x 9'2")

**BEDROOM**  
3.28m x 2.61m  
(10'9" x 8'7")

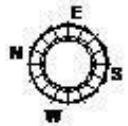
**RECEPTION ROOM**  
5.44m x 4.22m  
(17'10" x 13'10")

**PATIO**

DN  
71824

↑  
H

**LOWER GROUND FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
742 SQ. FT. (68.9 SQ. M.)

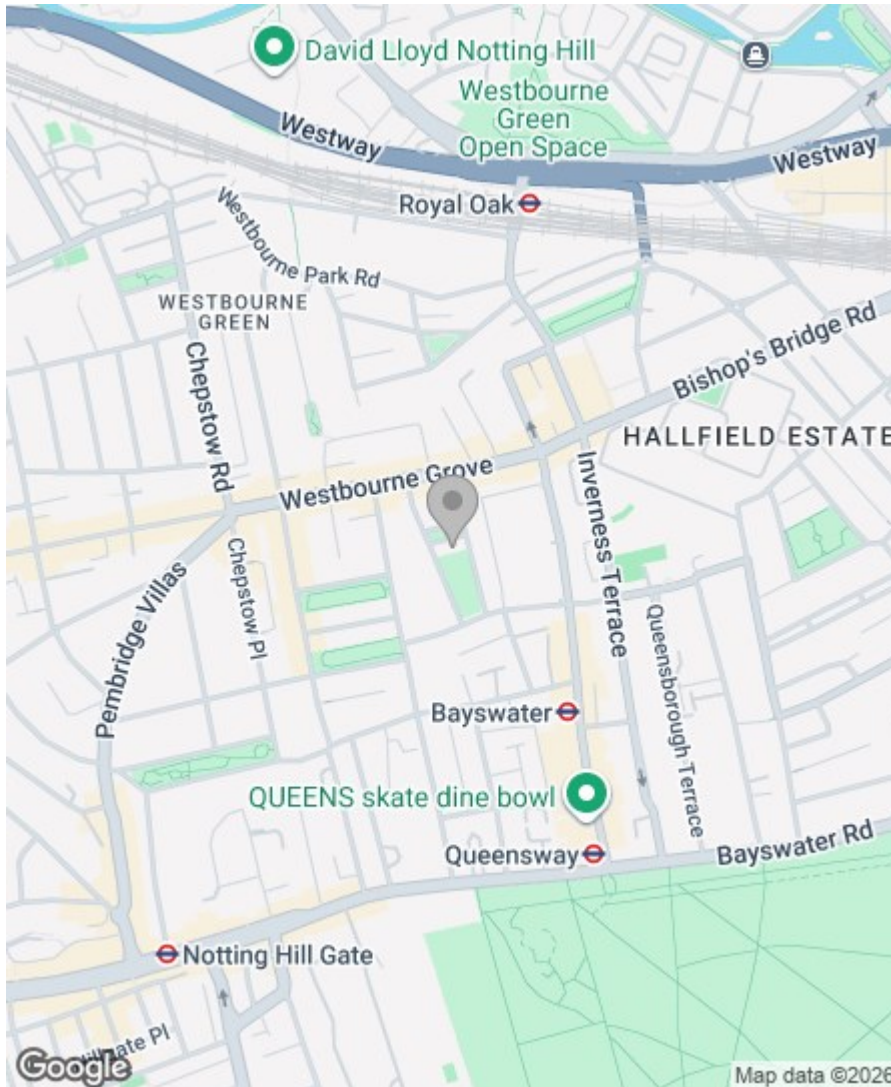


## Property Overview

Location	Bayswater, W2
Price	£5,850 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	F
Furnishing	Furnished/unfurnished

## Key Features

- Stucco Fronted Period Conversion
- Access To Kensington Garden Square
- Interior Designed
- 24 Hour Concierge
- Direct Access to Patio
- Stunning Communal Gardens



## 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>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

