



Garden House

86-92 Kensington Gardens Sq, W2

CHESTERTONS





This stunning interior designed two-bedroom apartment (sq ft) is situated on the fourth floor within this stunning Grade II listed building with access to the beautiful private residents garden.

The apartment has been 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 two splendid double bedrooms with storage, a luxurious reception with bespoke furniture, an exquisite polished marble bathroom, a further en-suite bathroom and a fully fitted bespoke Miele kitchen. Smart home technology with Smart TVs in the bedrooms and reception rooms.

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.

- 2 bedrooms
- 2 bathrooms
- Fully furnished
- Communal garden
- Concierge

£5,785 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)

Minimum Term: 12 months
Deposit Required: £6,675.00
Local Authority: City of London
Council Tax Band: C
EPC Rating: To be confirmed
Furnished

Chestertons Notting Hill Lettings

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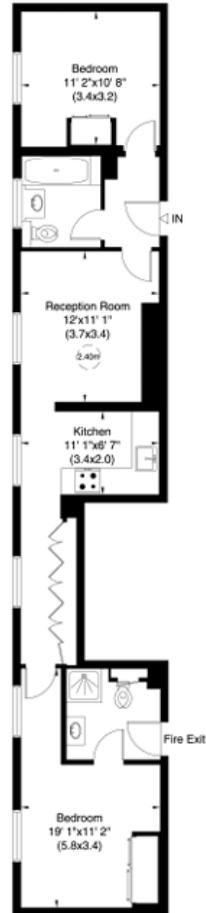
Gross internal area (approx.)

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 theRICS Code of Measuring Practice).

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