



## Garden House

86-92 Kensington Gardens Sq, W2

**CHESTERTONS**





A beautifully refurbished 2 double bedroom, two bathroom apartment offered in exceptional condition. Located on a popular communal gardens square the apartment is very well located for Westbourne Grove, Bayswater and Notting Hill. Comprising 768 sq.ft. the property offers a living room overlooking the private patio, separate kitchen, two double bedrooms and two bathrooms.

Situated within a striking white, stucco fronted Grade 2 Listed building, overlooking stunning communal gardens. The building is newly refurbished throughout and benefits from a porter, lift and laundry service. This apartment also features a private patio garden.

- Interior designed
- Lift service
- Outside space
- Newly refurbished
- High ceilings

**£1,350 per week (£5,850 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	64	79
55-62	E		
47-54	F		
39-46	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Minimum Term:** 12 months  
**Deposit Required:** £8,100.00  
**Local Authority:** City of Westminster  
**Council Tax Band:**  
**EPC Rating:** D

**Chestertons Notting Hill Lettings**

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

[nottinghilllettingsusers@chestertons.co.uk](mailto:nottinghilllettingsusers@chestertons.co.uk)  
 02030408588

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable