





## KEY FEATURES

- Comfort Cooling
- 24 Hour Porter
- Lift Access
- Secure Underground Parking

50 Kensington Gardens Square is a modern boutique development of 30 luxury apartments, converted from the former Compass House office building in 2020. The building offers 24-hour concierge, secure underground parking, cycle storage and two passenger lifts.

This immaculately presented two-bedroom, two-bathroom apartment features a bright and spacious open-plan kitchen and living area with Miele appliances, solid wood flooring with underfloor heating, excellent storage throughout and an integrated air cooling system.

Ideally located moments from Portobello Road and Westbourne Grove, the property enjoys easy access to the shops and restaurants of Queensway, Bayswater and Paddington. The green expanses of Hyde Park and Kensington Gardens are a short walk away, while Bayswater Underground Station provides convenient transport connections across London.



2 BEDROOM



2 BATHROOM









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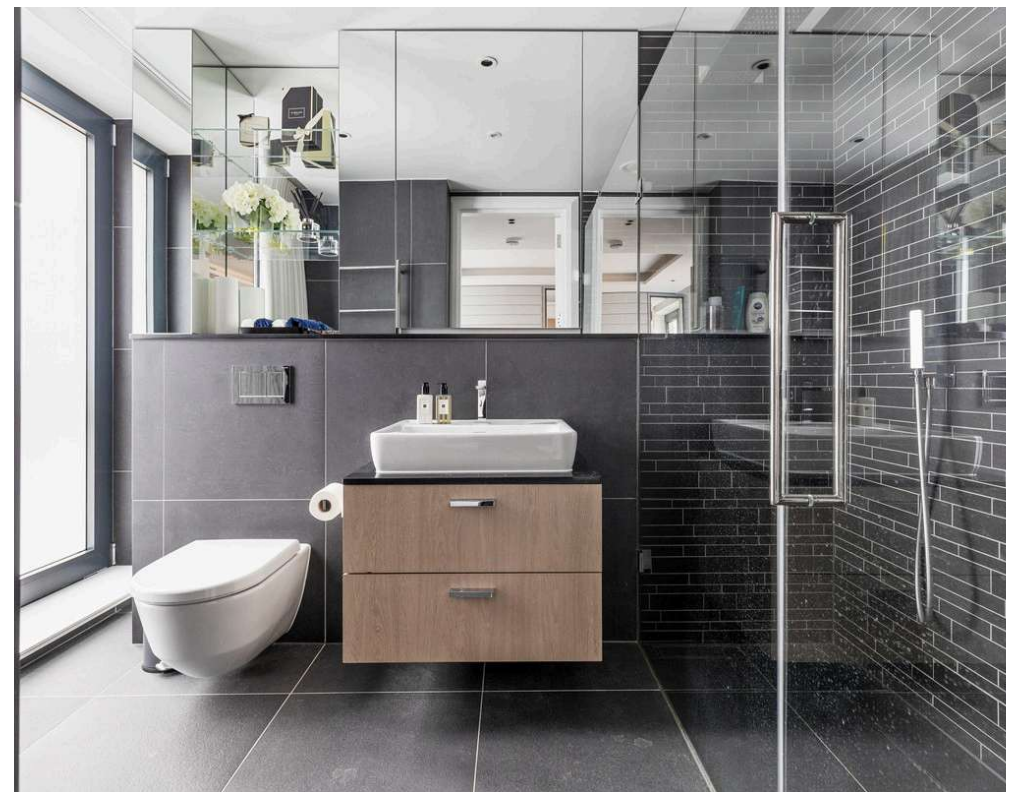
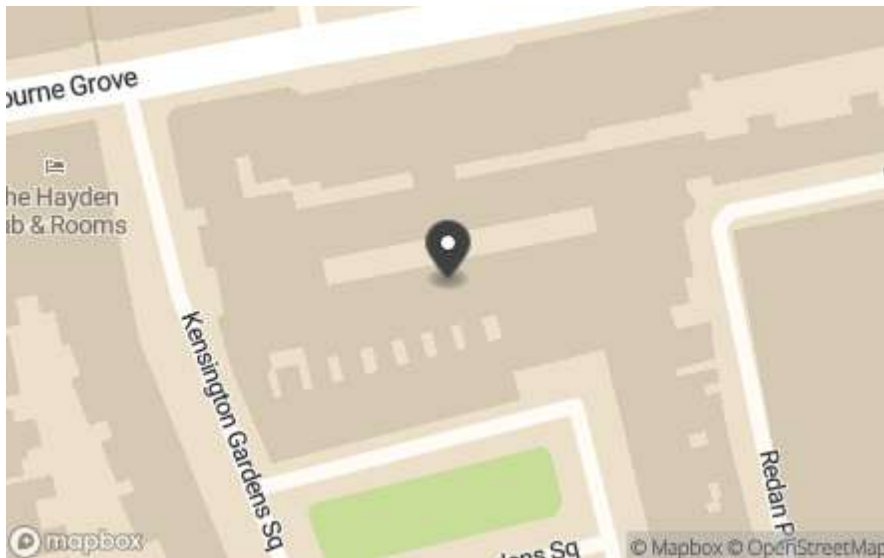
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#### ACCOMMODATION

- Open-plan reception room /kitchen
- Principal ensuite bedroom
- Second bedroom
- Family bathroom







## Kensington Gardens, W2

Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID977452)

**BEAUCHAMP  
ESTATES**

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ESTATES**

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**TERMS**  
Price: £1,794 per week  
Council Tax Band: H  
Viewing: By appointment only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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 energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	