



## 50 KENSINGTON GARDENS SQUARE LONDON, W2 4BA

£650,000  
LEASEHOLD

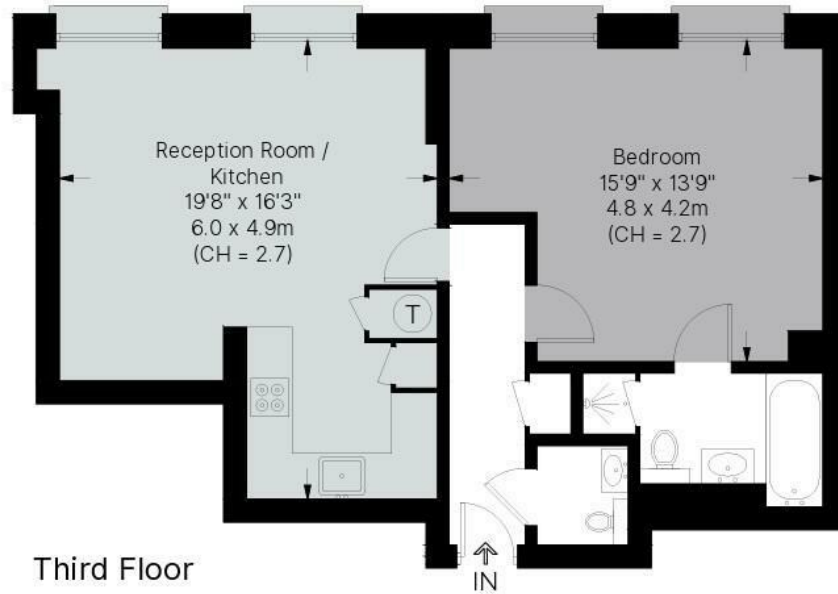
Set in the prestigious Kensington Gardens Square, this splendid one-bedroom flat benefits from an on-site concierge, gym & swimming pool. Spanning an impressive 629 square feet, the apartment is designed to provide a comfortable and stylish home which comes with a dedicated underground parking space.

Situated in the heart of Westbourne Grove, this beautifully presented apartment offers stylish living in one of London's most desirable neighbourhoods. The property features a spacious reception room ideal for relaxing or entertaining, a well-appointed bedroom, and a contemporary bathroom finished to a high standard with both a bath and a separate shower. The fully fitted kitchen is complemented by a convenient guest cloakroom, and the apartment is presented in impeccable condition with a design that maximises space and natural light. Residents benefit from excellent amenities including a concierge service, on-site gym, sauna, changing rooms, golf simulator, and a large communal terrace. Ideally located, Westbourne Grove offers a vibrant mix of shops, cafés, and cultural attractions, along with excellent transport links, making this property an ideal urban retreat for individuals or couples.

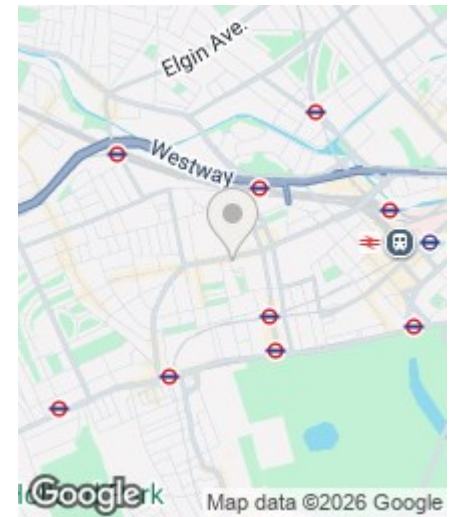
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## WESTBOURNE GROVE, W2

Approximate Area = 58.4 sq m / 629 sq ft



Measurements are approximate, not to scale



### 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>	76	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: G

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

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