



**BEAUCHAMP
ESTATES**



Kensington Gardens Square

BAYSWATER





Seventh-floor penthouse on Kensington Gardens Square in Bayswater.

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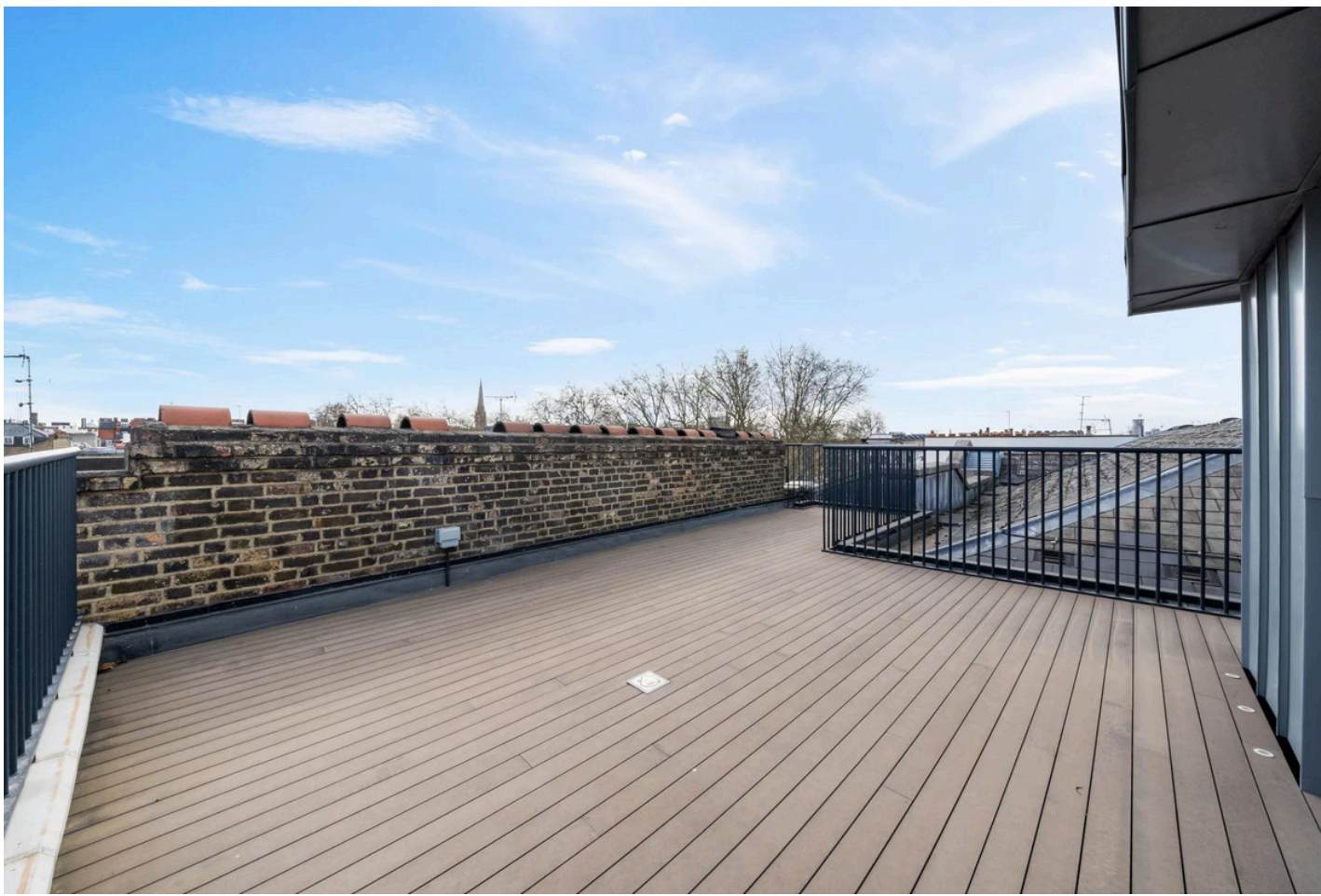
Exterior

The penthouse includes a large private rooftop terrace overlooking Kensington Gardens Square, with additional private balconies serving the guest suite and third bedroom. Its seventh-floor position provides panoramic views across the surrounding area and direct lift access gives discreet arrival into the apartment.

Highlights

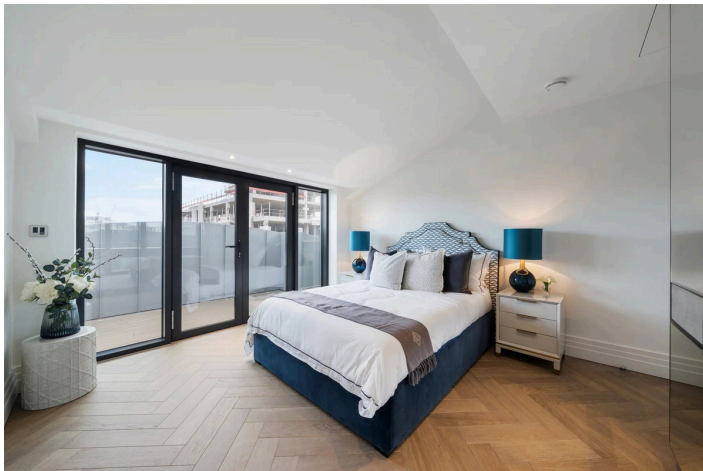
- New Development
- Panoramic Views
- Wood Flooring
- Lift Access
- Private Roof Terrace
- 24-Hour Concierge





Interiors

The apartment is arranged across the entire seventh floor, with an open-plan living, kitchen and dining area forming the central entertaining space. A separate study and additional TV room provide useful secondary rooms away from the main reception area. The principal bedroom suite includes a dressing room with built-in wardrobes and an ensuite bathroom with a shower, freestanding bath and twin wash-hand basins, while the guest suite has its own dressing room, walk-in wardrobes, ensuite bathroom and balcony.

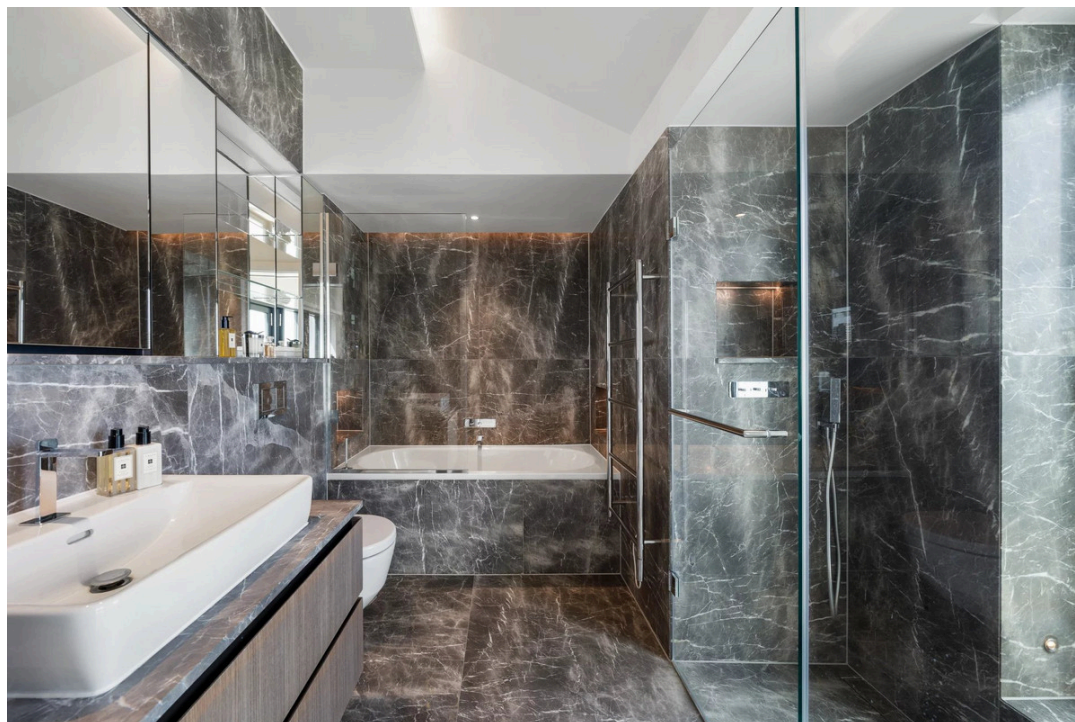
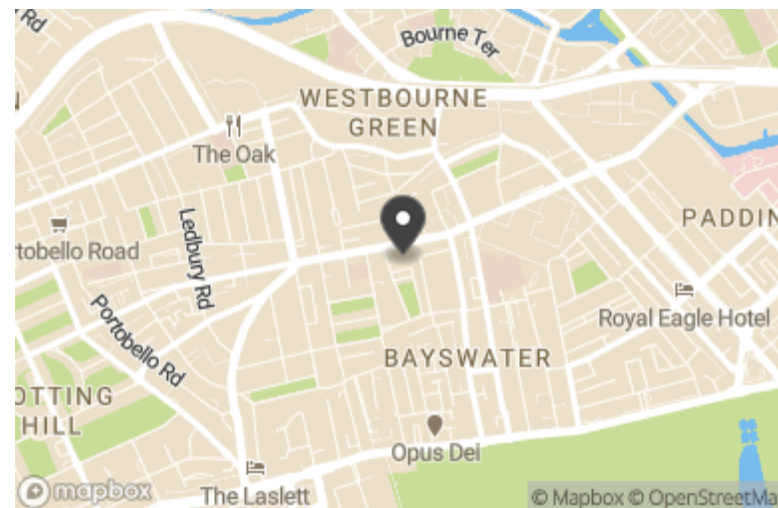


Features

- 24/7 Concierge
- Comfort Cooling
- Lateral Living
- Lift
- Roof Terrace

Location

Kensington Gardens Square is positioned south of Westbourne Grove, with access to the shops and restaurants of Queensway, Bayswater and Paddington. Hyde Park and Kensington Gardens are within walking distance. Bayswater Underground station is close by for District and Circle line services, with Queensway station for the Central line and Paddington station for rail, Underground and Heathrow Express connections also within reach.



Terms

Price: £8,076 per week

Tenure:

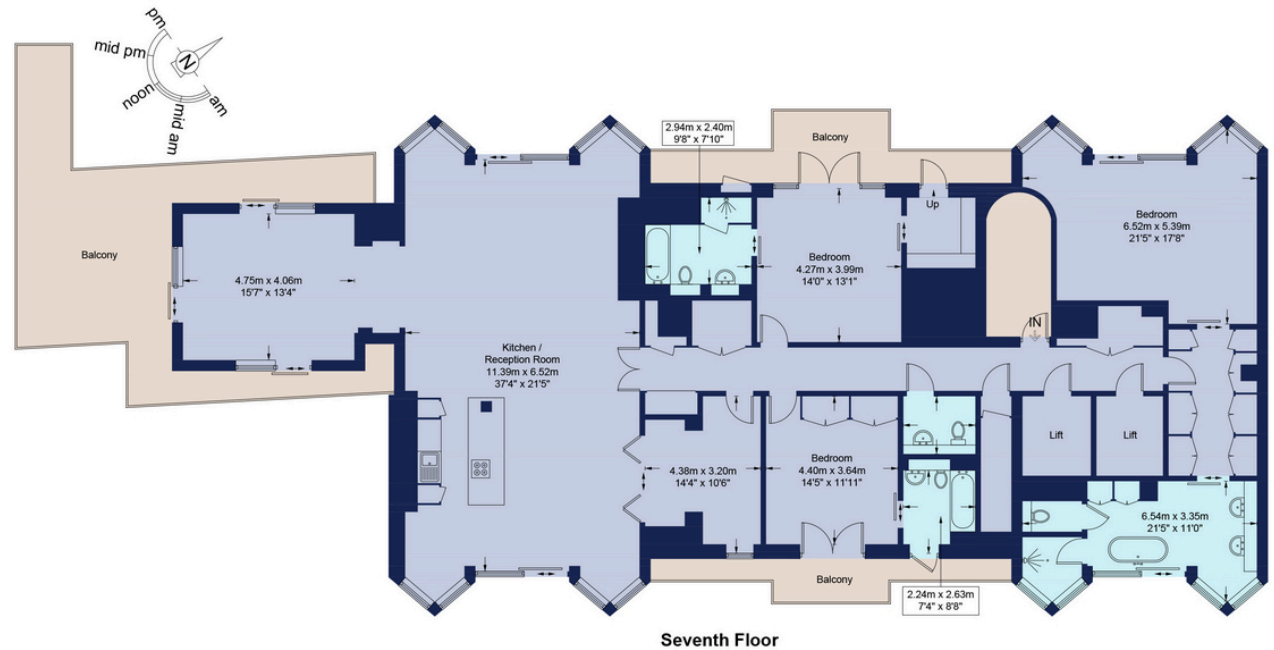
Local Authority: Westminster

Council Tax: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Kensington Gardens Square, W2 Approximate Gross Internal Area = 2936 sq ft / 272.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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