



## Kensington Gardens Square, Bayswater, London £5,785 Per Month

Furnished/unfurnished

This superbly refurbished two bedroom two bathroom patio apartment (768 sq ft) within this stunning Grade II listed building with access to beautiful communal gardens.

The apartment has been interior 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 splendid bedrooms with built in custom wardrobes one with en-suite bathroom and with direct access to the private patio, a luxurious reception room with bespoke furniture again leading onto its own the private patio, an exquisite polished marble bathroom and a fully fitted bespoke Miele kitchen. The apartment has access to the stunning communal gardens which is one of London's few remaining traditional Garden squares.

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.



# GARDEN HOUSE

**KITCHEN**  
2.63m x 2.44m  
(8'8" x 8'0")

**BEDROOM**  
5.50m x 2.79m  
(18'1" x 9'2")

**BEDROOM**  
3.28m x 2.61m  
(10'9" x 8'7")

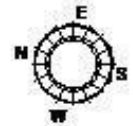
**RECEPTION ROOM**  
5.44m x 4.22m  
(17'10" x 13'10")

**PATIO**

DN  
71824

↑  
H

**LOWER GROUND FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
742 SQ. FT. (68.9 SQ. M.)

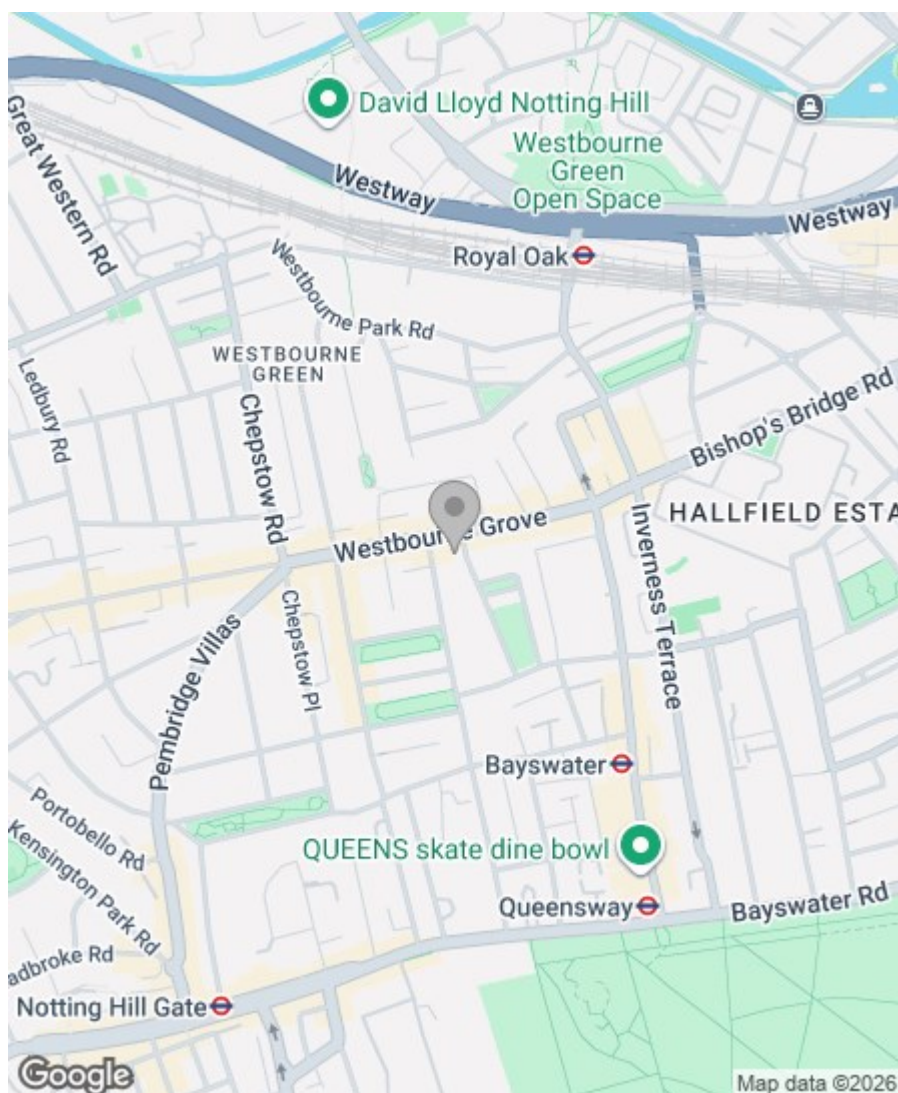


## Property Overview

Location	Bayswater, W2
Price	£5,785 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	F
Furnishing	Furnished/unfurnished

## Key Features

- Stucco Fronted Period Conversion
- Access To Kensington Garden Square
- Interior Designed
- 24 Hour Concierge
- Passenger Lift
- Stunning Communal Gardens



## 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>		79
(55-68) <b>D</b>	64	
(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	

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