



27-28 Kensington Gardens Square  
London, W2

CHESTERTONS



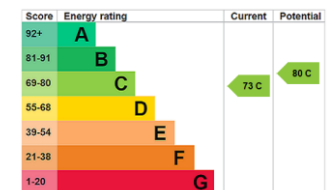


This well-presented two-bedroom flat occupies the ground floor of an impressive period building, offering a perfect blend of character and modern design. The layout features a bright, open-plan reception room and a fully integrated kitchen, ideal for both daily living and entertaining. The main bedroom is generously sized with a en suite bathroom, complemented by a versatile second bedroom and a separate main bathroom. Residents also benefit from direct access to the attractive communal gardens located directly opposite the property.

Positioned on the prestigious Kensington Gardens Square, the flat is just a short walk from the premier boutiques, cafes, and restaurants of Westbourne Grove. The vast green spaces of Hyde Park are moments away, providing an excellent outdoor retreat in the heart of the city. Connectivity is a major highlight, with the Central Line easily accessible via Bayswater Underground station, making this a highly practical and stylish home in a prime West London location.

- Stylish two-bedroom ground floor flat set within an impressive period building
- Bright open-plan reception room featuring a modern fully integrated kitchen
- Spacious master suite with private en suite plus a versatile second bedroom
- Direct access to beautiful communal gardens located directly opposite
- No onward chain
- Excellent transport links via the nearby Bayswater Underground station

Asking Price £800,000



**Tenure:** Leasehold – 125 Years from 29 September 1999

**Service Charge:** £3,500 (Approximately)

**Ground Rent:** £250 per annum

**Local Authority:** City Of Westminster

**Council Tax Band:** E

*Chestertons Notting Hill Sales*

30 Ledbury Road

Notting Hill

London

W11 2AB

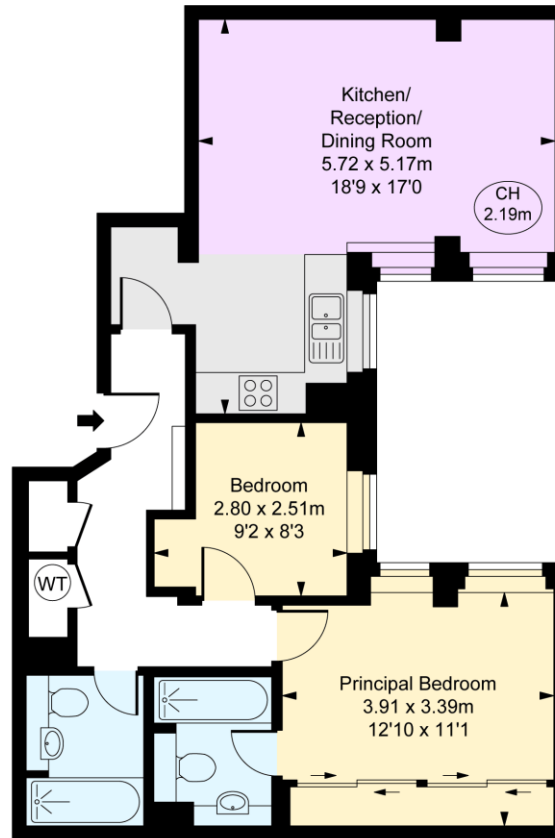
nottinghill@chestertons.co.uk

0203 040 8585

# Kensington Gardens Square, W2

Approximate Gross Internal Area  
62.74 sq m / 675 sq ft

( CH = Ceiling Heights )



Ground Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
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