



Let **UK** Home

1 Bedrooms

Flat

Located in London

£3,250 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



86-92 Kensington Gardens Square London

W2 4BB



Let UK Home are excited to present a superbly refurbished one bedroom one-bathroom apartment located on the lower ground floor within a stunning Grade II listed building with access to beautiful communal gardens.

The apartment has been interior designed and finished to the highest of standards whilst retaining its original Grade II listed features from the original building. The apartment comprises a splendid bedroom with built in custom wardrobes, an exquisite polished marble bathroom, a luxurious reception room with bespoke furniture and a fully fitted bespoke Miele kitchen.

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.

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- Lower Ground Floor
- High specification throughout | Crestron Automation System
- 24-Hour Concierge Service | On-Site Building Manager | CCTV
- Flexible Rental Terms | No Agency Fees
- Interior Designed | Residents Private Garden
- Period feature property | Two passenger lifts
- Available Furnished & Unfurnished
- EPC Rating: C



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: D

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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