



STURGES
LONDON

86-92 Kensington Gardens Square, London
£5,504 Per calendar month



- Interior Designed
- Open plan living area
- Central Bayswater Location
- Creston Automated Heating System
- Dedicated Building Manager | On-Site Porter | CCTV
- Flexible Rental Terms | Available Furnished & Unfurnished



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Luxuriously Designed | Two-Bedroom Apartment |
High-end Amenities | Open Plan Living

This beautifully interior-designed two-bedroom apartment has been finished to the highest standards, seamlessly blending high-end modern finishes with original Grade II listed features. The accommodation includes splendid bedrooms with built-in custom wardrobes, one of which benefits from an en-suite bathroom. The luxurious reception room is elegantly furnished and opens onto a private patio, while the exquisite polished marble bathroom and fully fitted bespoke Miele kitchen add to the apartment's allure.

Residents can also enjoy access to the stunning communal gardens, one of London's few remaining traditional garden squares.

Situated in a quiet residential area of W2, Garden House is conveniently located near the vibrant amenities of Westbourne Grove, Notting Hill, and the beautiful Hyde Park, including Whitley shopping mall. Excellent transport links are just a short walk away, with Bayswater and Queensway tube stations located within five minutes.

Local Authority:

Council Tax Band: D

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

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54 Garden House, Kensington Gardens Square, W2

Gross internal area (approx.)

58 Sq m (626 Sq ft) Including Under 1.5m

57 Sq m (609 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For more information, please contact:

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