



STURGES
LONDON

86-92 Kensington Gardens Square
£3,185 Per calendar month



- Stunning communal gardens
- Marble bathroom
- Beautifully refurbished interior designed living room and kitchen
- On site building manager
- CCTV
- Original Grade II listed features
- Bespoke furniture
- Miele kitchen



STURGES
LONDON



86-92 Kensington Gardens Square. London

A superbly refurbished one bedroom one bathroom apartment (402 sq ft) 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 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. It is also perfectly located for easy access to transport links with Bayswater and Queensway tube station just 5 minutes walk away.

There is a dedicated building manager who is on hand to assist with any property related issues. As well as a dedicated team of maintenance experts who provide a 24-hour emergency helpline.

Local Authority:

Council Tax Band: D

Lease: Add text here

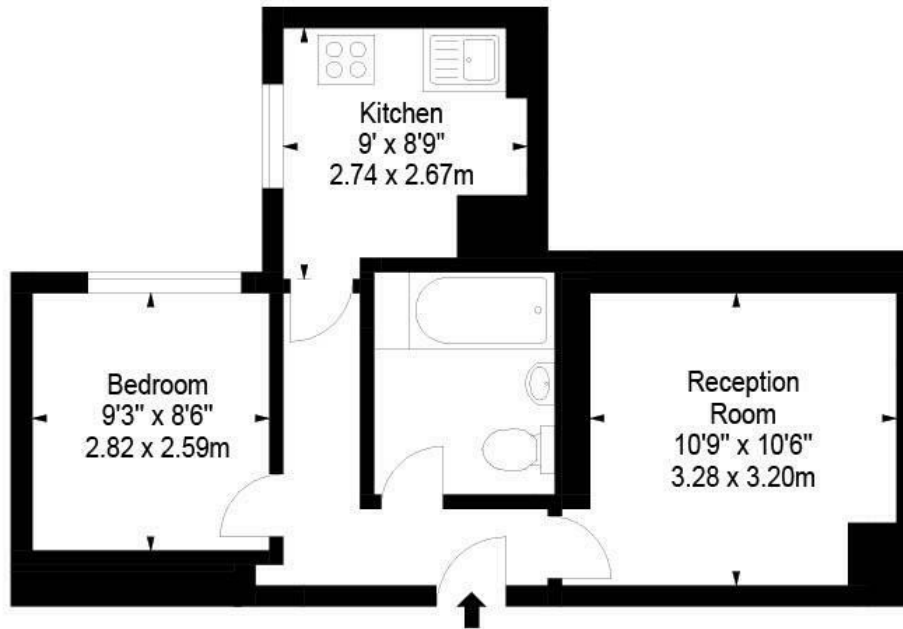
Service Charges: Add text here

Ground Rent: Add text here

STURGES
LONDON

**Flat B8,
86 - 92 Kensington Garden Square, W2**

Approx. Gross Internal Area *
387 Ft² - 35.95 M²



Lower Ground Floor

BKR
FLOORPLANS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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:

(Tel) 020 3393 2002
(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

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.