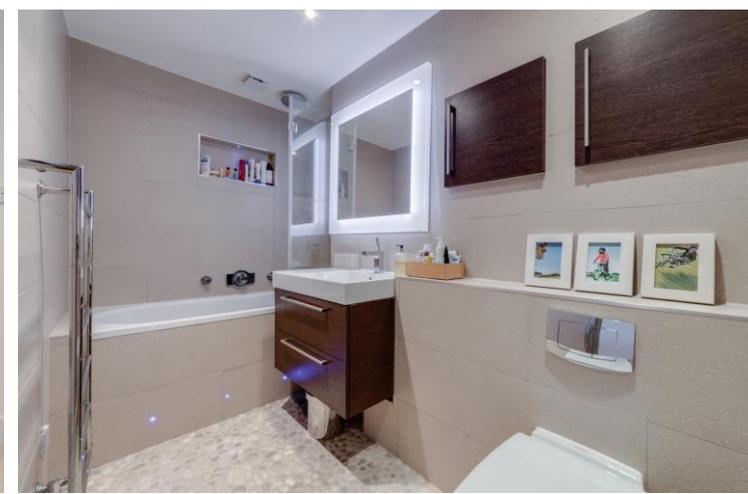




Kensington Gardens Square  
London, W2

CHESTERTONS





Chestertons are delighted to present this charming and cosy mews house positioned on a quiet gated mews street on Kensington Gardens Square.

The house has been well-dressed throughout and consists of two double bedrooms and two bathrooms (both en suites) on the ground floor and a large reception room with separate kitchen on the first floor with a wide stairwell that connects the two floors.

Kensington Gardens Square is a quiet street nestled away from the hustle and bustle of Westbourne Grove, in W2. The actual street the mews is on is hidden from the main road on a private and gated mews which includes off street underground parking ( available on separate negotiation ). The mews also benefits from plush array of facilities that residents of 50 Kensington Gardens Square including a large swimming pool, gym, golf simulator pitch and concierge service.

- Mews House
- Two bedrooms
- Two bathrooms
- Patio
- Concierge
- Secured gated development.

### £4,250 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		84
72-80	C	73	
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £4,903.85  
**Local Authority:** City of London  
**Council Tax Band:** G  
**EPC Rating:** C  
**Furnished**

### Chestertons Notting Hill Lettings

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

[nottinghilllettingsusers@chestertons.co.uk](mailto:nottinghilllettingsusers@chestertons.co.uk)  
 02030408588

