



Kensington Gardens Square | Bayswater | London | W2

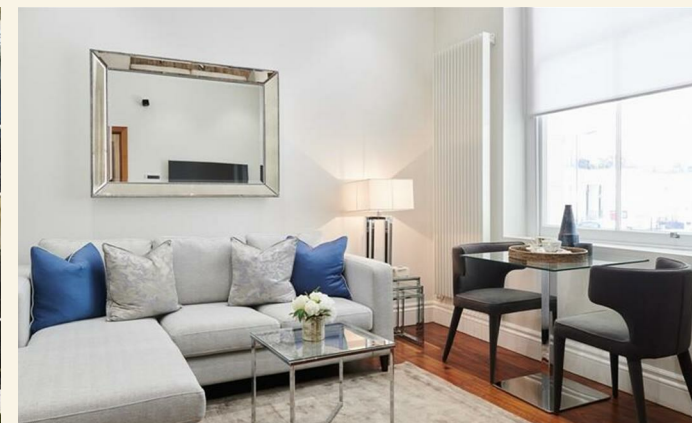
Asking Price - £3,423 Per month

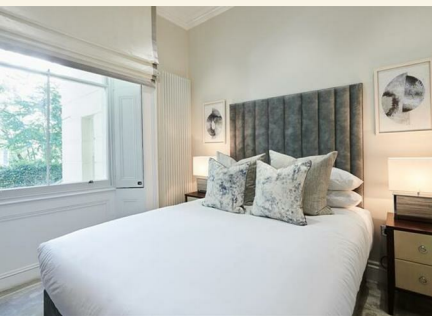


- Spacious reception room
- Views of Kensington Garden Square
- Elegant double bedroom
- Custom Miele kitchen
- 24-hour security, lift access
- High ceilings, large sash window
- Access to communal garden
- Polished marble bathroom
- Smart home technology
- Private entry to gardens

This charming ground-floor apartment is located in a private, well maintained block and offers a perfect blend of comfort and character. It features a spacious reception room with high ceilings and a large sash window that floods the space with natural light, offering picturesque views of the tranquil Kensington Garden Square. Residents can enjoy access to the beautifully landscaped communal garden, ideal for outdoor relaxation.

Inside, this elegant apartment features a spacious double bedroom with generous storage space, a sophisticated reception area adorned with bespoke furnishings, and a stunning polished marble bathroom, in addition to an en-suite. The fully integrated, custom Miele kitchen is perfect for those who enjoy cooking, while smart home technology including Smart TVs in both the bedroom and the reception room adds a modern touch to the living experience.





The building offers an array of top-tier amenities, including 24-hour security, lift access to all floors, and exclusive private entry to the serene Kensington Garden Square gardens. Residents also benefit from an emergency out-of-hours maintenance service.

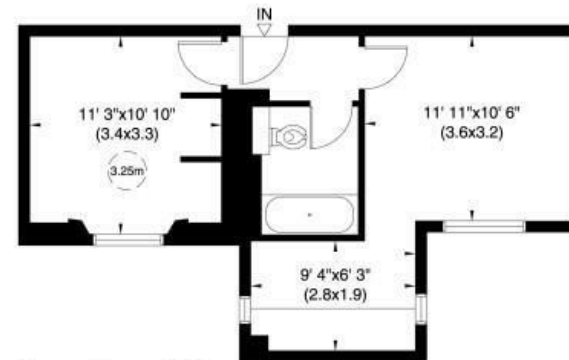
G7 Garden House, Kensington Gardens Square, W2

Gross internal area (approx.)

37 Sq m (396 Sq ft)

For identification only, Not to Scale

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



Upper Ground Floor

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).

Council Tax Band **D** EPC Rating **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	77	
(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	

24 Bristol Gardens

London

W9 2JQ

hello@draperlondon.com

0203 143 1900