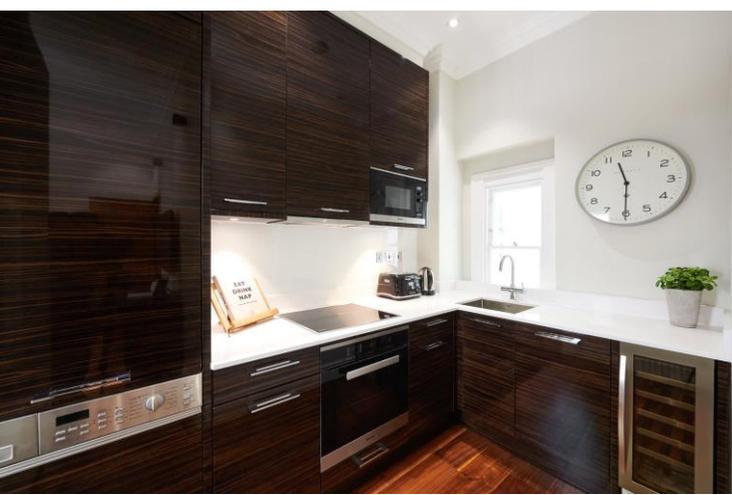




Garden House  
86-92 Kensington Gardens Sq, W2

CHESTERTONS





A beautifully refurbished one bedroom, one bathroom apartment offered in exceptional condition.

Located on a popular communal gardens square the apartment is very well located for Westbourne Grove, Bayswater and Notting Hill. Comprising 377 sq.ft. the property offers an open plan kitchen, dining and reception room and double bedroom with bathroom (bath tub) and separate W/C.

Situated within a striking white, stucco fronted Grade 2 Listed building, overlooking stunning communal gardens. The building is newly refurbished throughout and benefits from a porter, lift and laundry service. The apartment comes furnished and is professionally managed by Chestertons. Video tour available on request.

- Direct access to beautiful gardens
- Security cameras & door entry system
- Dedicated Building Manager
- Pet Friendly
- Automated Crestron Home System I
- Superfast Broadband

**£3,423.33 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		
69-80	C		78
55-68	D	66	
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher running costs

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

**Minimum Term:** 12 months  
**Deposit Required:** £3,423.33  
**Local Authority:** City of Westminster  
**Council Tax Band:** D  
**EPC Rating:** D  
**Furnished**

**Chestertons Notting Hill Lettings**

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 Notting Hill  
 London  
 W11 2AB

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 02030408588



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