



Viewings by appointment
0207 483 2611

abbey
properties

Kensington Gardens Square, W2 4BB

£3,185 *fees apply



A smartly refurbished lower-ground floor apartment in the prestigious Garden House development. Combining period charm with modern finishes, it offers walnut flooring, automated blinds, integrated speakers, mood lighting and a 47" smart TV. The sleek kitchen and bathroom are newly upgraded, with contemporary décor and quality furnishings throughout. Residents enjoy access to peaceful communal gardens, an on-site maintenance team, a laundry room and excellent links to Hyde Park, Bayswater and Queensway stations.

Key features:

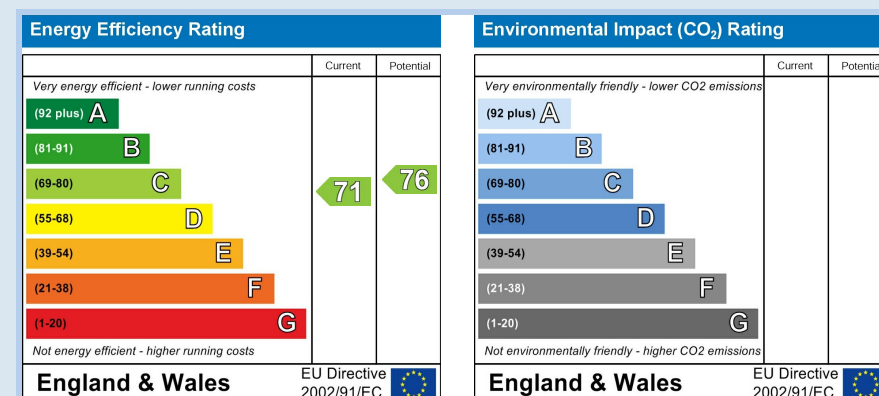
- Refurbished lower-ground floor apartment
- Modern interior with walnut flooring
- Automated blinds & integrated speakers
- 47" smart TV included
- Contemporary kitchen & bathroom
- Neutral décor & modern furnishings
- Access to communal gardens
- On-site maintenance & laundry room
- Close to Hyde Park, Bayswater & Queensway

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: D
EPC Rating: C



abbey
properties



Viewings by appointment
0207 483 2611

7-8 Regency Parade
London, NW3 5EG

abbey
properties

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.