



KENSINGTON GARDENS SQUARE, BAYSWATER, W2
£3,200 per month*

Carter Jonas

KENSINGTON GARDENS SQUARE, W2

- Two double bedrooms
- Good size L-Shaped reception
- Plenty of storage
- Closest stations - Bayswater and Queensway
- Walking distance to Hyde Park
- Access to the garden square by separate application

A beautifully presented two bedroom apartment on the north side of the picturesque Kensington Gardens Square with tree top views. Thanks to the period Georgian features and being on the third floor, the flat is full of natural light from the front and rear of the building. EPC rating: D

Kensington Gardens Square is within easy walking distance of the boutiques and restaurants along Westbourne Grove, as well as the amenities in of Queensway which is undergoing a comprehensive regeneration as well as Paddington and the Paddington Basin. The green spaces of Hyde Park and Kensington Gardens are around 10-15 minutes' walk away,

The closest underground stations are Bayswater (Circle & District lines) and Queensway (Central line) as well as Paddington offering easy access around London and beyond.

Reception with fully fitted modern kitchen, double bedroom with fitted wardrobes, 2nd bedroom, modern bathroom, cloakroom.

Furnished. Access to communal gardens by separate application.

Minimum term is 12 months

Holding deposit is 1 week's rent

Security deposit is 5 week's rent

Westminster City Council - Council tax band F

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Westminster City Council website <https://www.westminster.gov.uk/parking> for further details.

Bright two bedroom apartment on the ever popular picturesque Kensington Gardens Square with tree top views. EPC rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

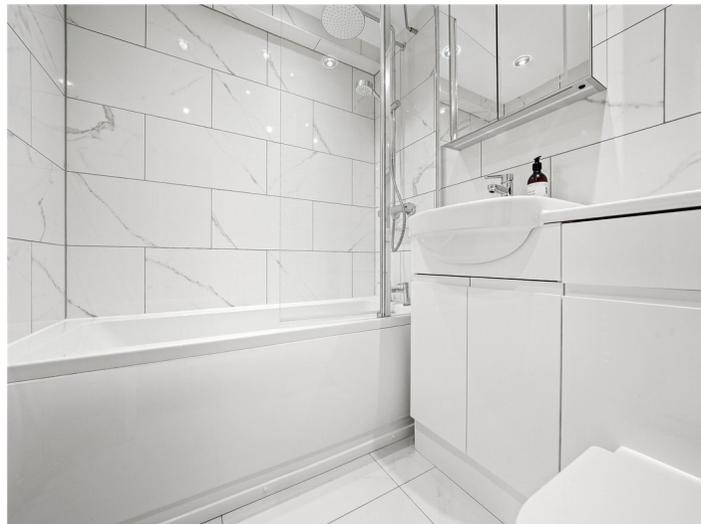
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band F

Public transport Bayswater (Circle and District lines), Queensway (Central line) and Paddington under and overground

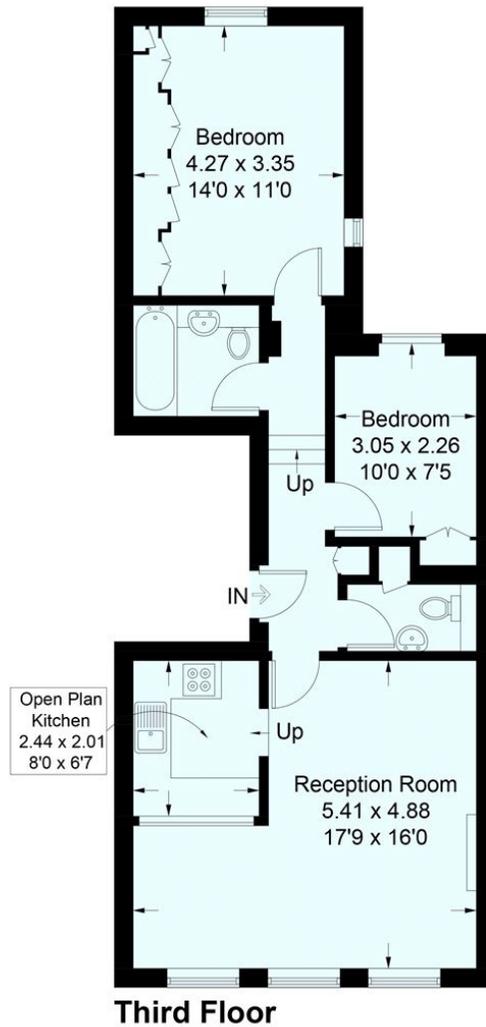
And the Heathrow Express



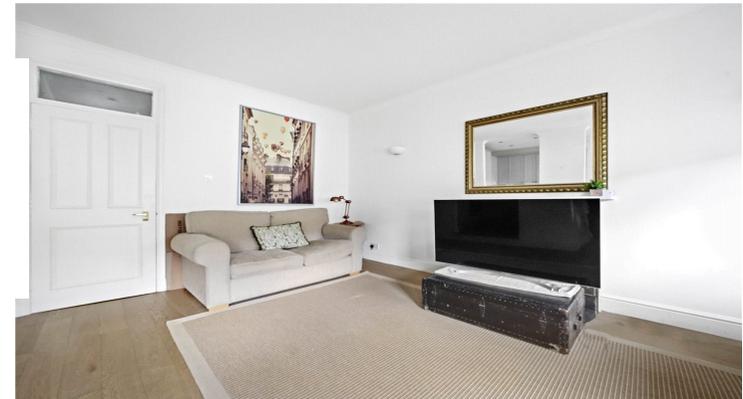
Kensington Gardens Square, W2



Approximate Gross Internal Area = 62.1 sq m / 668 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID373207)



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Classification L2 - Business Data

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