







Kensington Gardens Squar Bayswater, W2 £800,000 $= 1 \rightarrow 1$ (1) Flat/Apartment

HOMESITE

Large one bedroom apartment with balcony

FULL DETAILS

This very spacious one double bedroom apartment is bright and has an open plan kitchen and balcony that links the living room and bedroom. It's located on the second floor of this very well run portered building in Bayswater and has use of an on-site gym & swimming pool. The vast array of shops, cafes, bars and restaurants that Bayswater and Notting Hill has to offer are right on your doorstep. Transport links include Bayswater, Queensway and Roya Oak tube stations giving access to the central, circle, district and hammersmith & city lines. Paddington Rail and tube station is also easily accessible along with the Elizabeth Line and Heathrow Express making this a very convenient location to live. The beautiful open spaces of Hyde Park and Kensington Gardens are also a short walk away. Parking space included.

Leasehold approx 967 years remaining. Service Charge approx. £1528 per quarter.

PROPERTY FEAUTURES

PROPERTY INFO

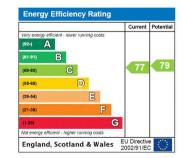
- Lateral Apartment
- Double Bedroom with storage
- Private Balcony
- Large Reception Room
- Open Plan Kitchen
- On site Gymnasium, Swimming Pool & Sauna
- Underground Parking Space
- 24 hour porter
- Council Tax Band G

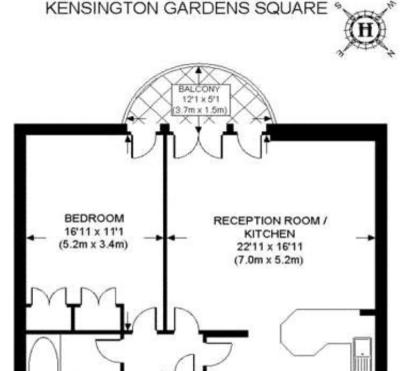
TENURE

Leasehold, 965 years remaining

SERVICE CHARGE £ per annum

GROUND RENT £ per annum





APPROXIMATE GROSS INTERNAL AREA =

IN

SECOND FLOOR

TOTAL = 653 SQ. FT. (60.7 SQ. M.)

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

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£200 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT. Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specificitings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.

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