



Kensington Gardens Squar
Bayswater, W2

£550 per week

 1  1  Flat/Apartment, Development Plot

HOMESITE

Bright fourth floor apartment with Lift

FULL DETAILS

A one bedroom apartment in Bayswater situated on the 4th floor (with lift) of an impressive stucco fronted building on this sought after garden square. Consisting of a spacious open plan reception/kitchen room with wood flooring, a large double bedroom with fitted wardrobes, a modern bathroom with bath and shower and access to COMMUNAL GARDENS. The property is ideally located for both Queensway (Central Line) & Bayswater (Circle & District Lines) tube stations.

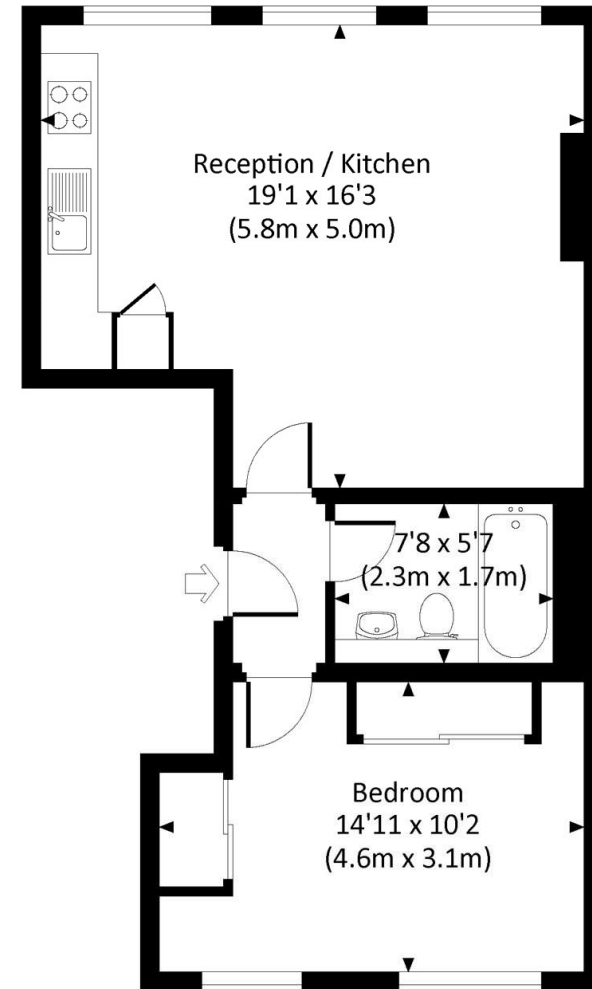
PROPERTY FEATURES

- Wooden Floors Throughout
- Newly Redecorated
- Bright Reception Room
- Fourth Floor with lift
- Communal Garden Access
- 511 sq ft / 47.5 m²
- Short walk to Bayswater & Queensway station
- Just off Westbourne Grove, close to Hyde Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

KENSINGTON GARDENS SQUARE, W2

Approx. gross internal area
511 Sq Ft. / 47.5 Sq M.



FOURTH FLOOR

All measurements have been made in accordance with NIS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7431 9933

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + 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 specific fittings. 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.