



Kensington Gardens Squar  
Bayswater, W2

£3,000 per month

🛏️ 1 🚿 0 🏠 Flat/Apartment

HOMESITE

## Newly refurbished third floor flat with porter & lift

### FULL DETAILS

Newly refurbished third floor apartment with private balcony. The property is elegantly designed and benefits from a lift for easy access. This spacious one double bedroom offers a bright reception room with open plan fitted kitchen, modern full bathroom, hardwood floor throughout & good storage.

Set within a modern development the apartment has access to and benefit of private gym, virtual golf, roof terrace & swimming pool, plus a 24h porter.

Located just off Westbourne Grove it is well placed for both Bayswater (Circle, District) and Queensway (Central) underground stations and the bars and restaurants of the area. Paddington Mainline Station (Heathrow Express) & Notting Hill are close at hand. The open spaces of Hyde Park are also a short walk away. Marble Arch, Park Lane & Oxford Street are also readily accessible.

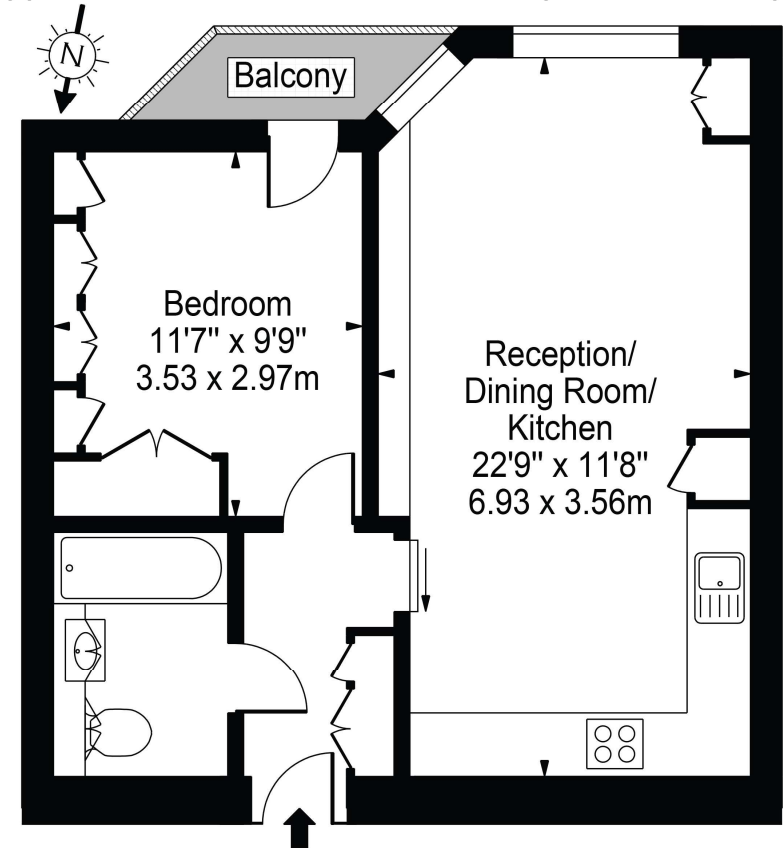
### PROPERTY FEATURES

- One double bedroom
- Newly refurbished
- Hardwood floors
- Modern kitchen & bathroom
- Great storage
- 24-h concierge
- On-site Gym, swimming pool & communal terrace
- Westminster council - Tax Band F
- Short walk to Queensway & Bayswater station
- Close to Paddington station (Heathrow Express & Elizabeth Line)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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 471 Sq Ft - 43.76 Sq M



### Third Floor

For Illustration Purposes Only - Not To Scale

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\*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.