

Kensington Gardens Squar
Bayswater, W2

£700 per week

 1  1  Flat/Apartment

HOMESITE

Large & bright one bedroom with private balcony

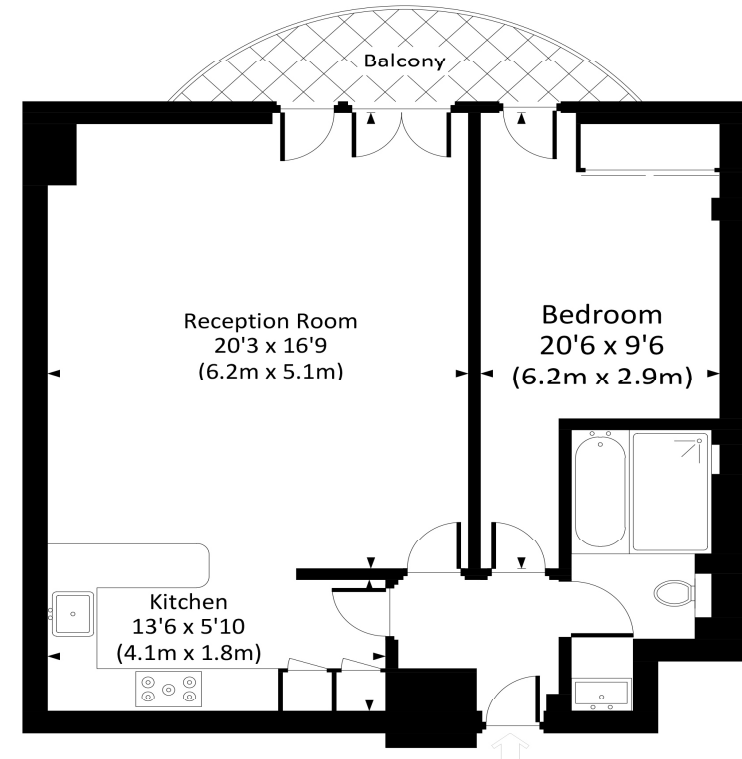
FULL DETAILS

Large and bright one bedroom apartment with private balcony, situated in this popular modern building with 24 hour concierge. The apartment has been recently redecorated throughout and along with wooden floors has a modern bathroom and kitchen. The balcony can be accessed from the bedroom and reception room and has a quiet and pleasant outlook onto the buildings private communal terrace. The apartment is accessed by a secure gated entrance and the building has excellent on-site amenities including a Swimming Pool, Gymnasium, Saunas and golf simulator. Superbly located just off Westbourne Grove in one of Bayswater's premier locations with easy access to a huge variety of shops, restaurants, supermarkets, bars and transport links. Paddington Station including the Heathrow Express is also a short walk away as are the vast open spaces of Hyde Park & Kensington Gardens. Offered Furnished or Unfurnished.

PROPERTY FEATURES

- Large One Bedroom Apartment
- Private Balcony
- Lift access
- Approx 702 sq ft / 65.2 m2 (excluding balcony)
- Communal Private Terrace
- 24 hr concierge
- Swimming Pool, Gym, Saunas, Golf simulator
- Westminster council - band F
- Short walk to Queensway & Bayswater

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(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	



FOURTH FLOOR



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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.