

Kensington Gardens Squar  
Bayswater, W2

£1,748 per week

 2  2  Flat/Apartment

**HOMESITE**

# Stunning two-bedroom apartment with concierge

## FULL DETAILS

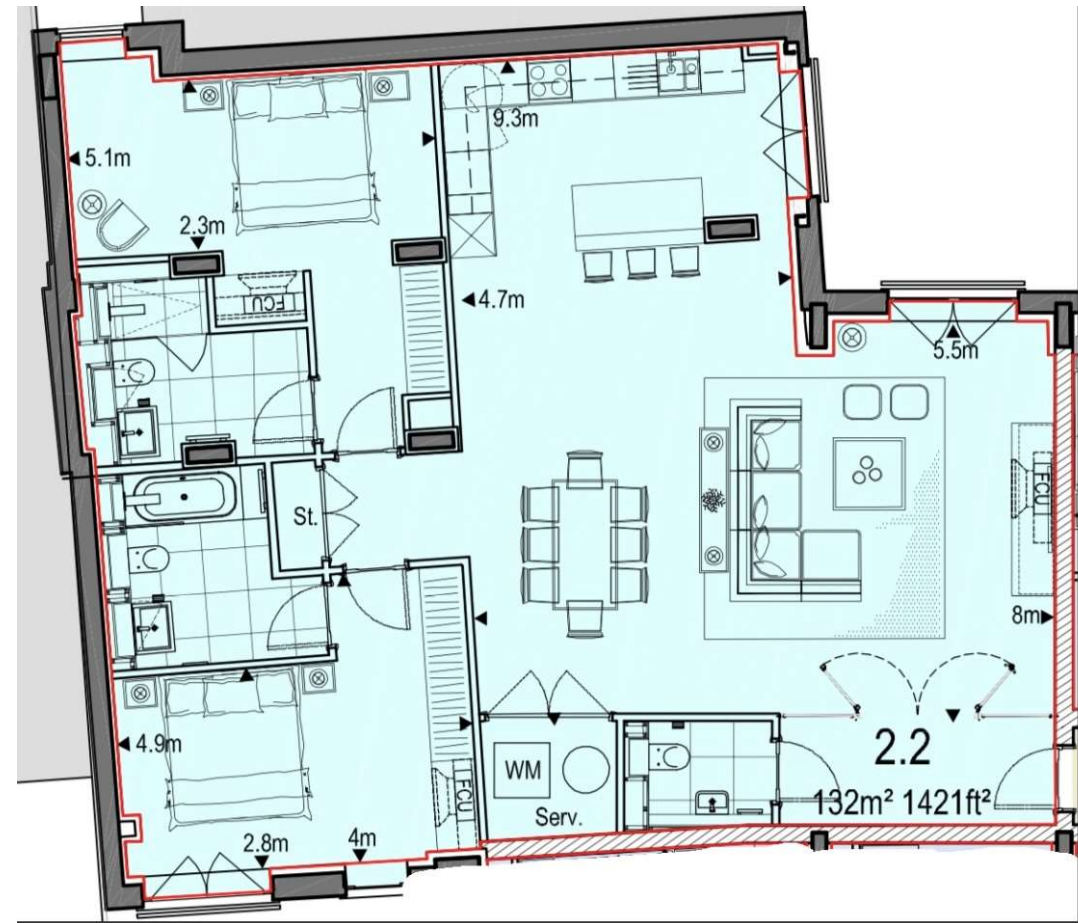
A stunning two bedroom, two bathroom apartment located on the second floor (with lift) of this luxury development just off Westbourne Grove. Providing a fantastic living space and finished to a high specification, solid wood floors, underfloor heating throughout, air cooling system, stylish fully fitted kitchen with Miele appliances & contemporary bathrooms.

Located in this luxury development, which provides a concierge service & underground parking, it neighbours the exclusive Whiteley development and the exciting, soon to be, regenerated Queensway area which will provide exclusive boutique shops, café's & eateries. Paddington Mainline Station, with the Heathrow Airport Express & also Crossrail is less than a ten minute walk plus Notting Hill, with Portobello Road and its vast array of bars, restaurants & shopping is also a short stroll away. Hyde Park is also close at hand.

## PROPERTY FEATURES

- Two bedrooms
- Two bathrooms
- Miele Appliances
- Two lifts
- Cooling in all zones
- 24/7 porter
- New build
- 7 Minute Walk To Hyde Park
- Furniture package available at additional cost
- Westminster City Council - Tax Band H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(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	



\*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.