



Kensington Gardens Squar  
Bayswater, W2

£1,250,000

🛏️ 2 🚪 2 🏠 Flat/Apartment

**HOMESITE**

# Wonderfully spacious two bedroom apartment with underground parking

## FULL DETAILS

An incredibly spacious two double bedroom apartment with two bathrooms, located in this popular portered building with excellent on-site facilities and an underground parking space. The apartment comprises of a large open plan reception room with a well equipped kitchen and breakfast bar. The master bedroom is an excellent size and has an ensuite bathroom, there is also a further double bedroom and an additional family bathroom and good storage throughout the apartment. The whole property has excellent natural light, wooden floors throughout and is offered in very good condition. 50 Kensington Gardens Square has 24 hour concierge, swimming pool, gym, golf simulator and saunas on-site. It is also very well placed for access to the amenities and transport links of Bayswater and Notting Hill including the circle, district and central line tubes along with Paddington mainline station, the Heathrow Express and the Elizabeth Line. Hyde Park is also a short walk away.

## PROPERTY FEATURES

- Large lateral Apartment
- Two Double Bedrooms
- Two Bathrooms
- Wooden Floors
- Underground parking space
- 24 hour concierge
- On-site Gym, Swimming Pool, Golf simulator
- approx. 1022 sq. ft / 95 m2
- Service Charge approx. £2770 per quarter
- Ground Rent £300 pa
- Council Tax Band G - Westminster Council

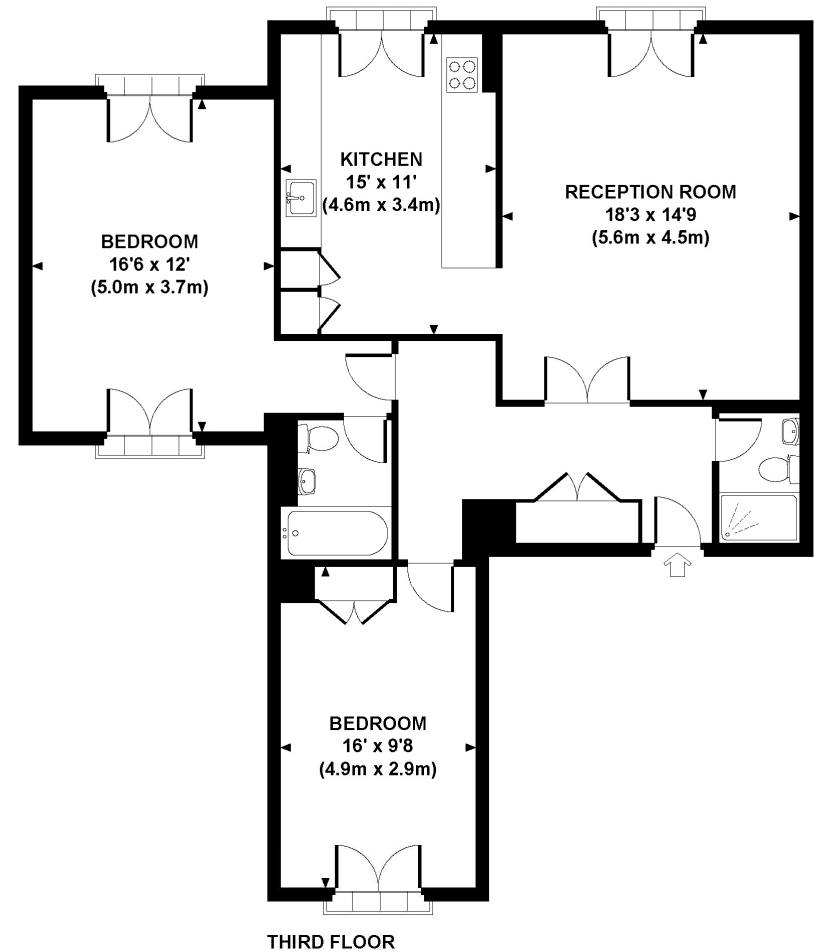
## PROPERTY INFO

**TENURE**  
Leasehold, approx 964 years remaining

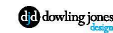
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	81
EU Directive 2002/91/EC			

## KENSINGTON GARDEN SQUARE, W2

Approx. gross internal area  
1022 Sq Ft. / 95 Sq M.



THIRD FLOOR



Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Not to scale. Photography, floor plans & brochures © 2011 Dowling Jones Design Ltd. www.dowlingjonesdesign.com 020 7610 9833 / 01753 614 269

\*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.