

Princes Square  
Bayswater, W2

£1,150 per week  
🛏️ 2 🚿 2 🏠 Flat/Apartment

**HOMESITE**

# Newly Refurbished ground floor two bedroom apartment

## FULL DETAILS

Newly refurbished two bedroom, two bathroom apartment located on the ground floor of this striking period building and on one of Bayswater's most sought after garden squares. The apartment has wonderful high ceilings and a wealth of period features along with picturesque views onto communal gardens. Princes Square is superbly located for easy access to the vast amenities of both Westbourne Grove and Notting Hill Gate. There are excellent transport links nearby including Notting Hill Gate and Bayswater tube stations (Central, Circle & District lines). Paddington Rail station along with the Heathrow Express and Elizabeth Line is also close by.

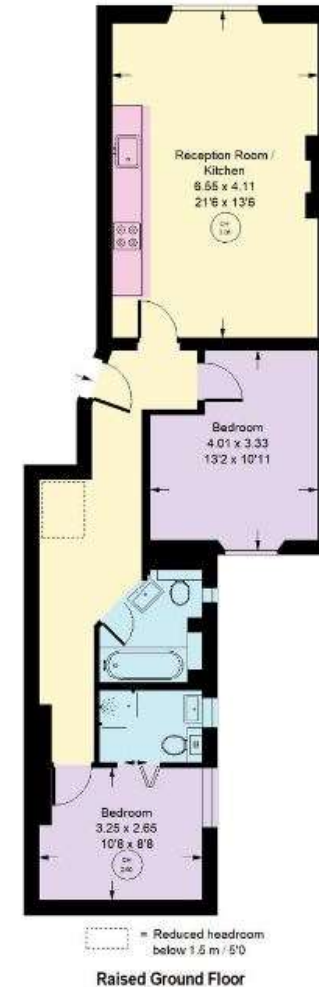
## PROPERTY FEATURES

- Newly Refurbished
- Raised Ground Floor
- High Ceilings
- Modern Kitchen
- Two Double Bedrooms
- Two Bathrooms
- 744 sq ft/ 69.1 m<sup>2</sup>
- Band D - Westminster Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	82
England, Scotland & Wales		EU Directive 2002/91/EC	

## Princes Square, W2

Approx. Gross Internal Area  
69.1 sq m / 744 sq ft



Where necessary, we have indicated areas of reduced headroom in the floor plan. Measurements are approximate and not guaranteed. The information is provided for guidance only. The information is not intended to be used as a basis for any legal proceedings.

\*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.