

Kensington Gardens Squar
Bayswater, W2

£9,400 per week

🛏️ 3 🚪 3 🏠 Flat/Apartment

HOMESITE

Stunning three-bedroom penthouse with 700 sq ft of terrace and balconies

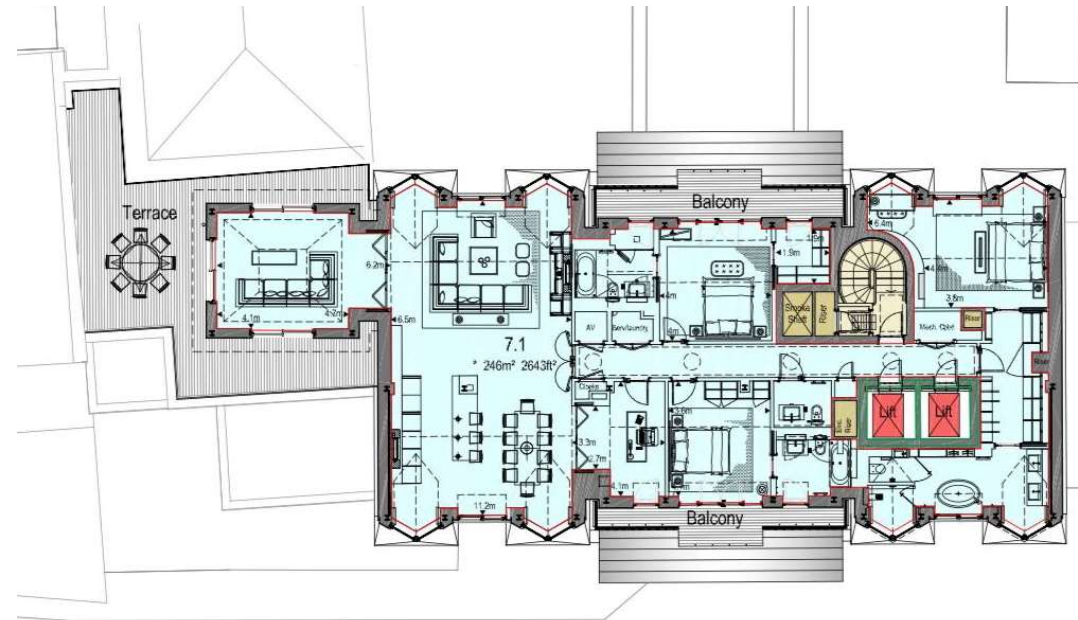
FULL DETAILS

The apartment boasts a spacious open plan living, kitchen & dining area with a separate study and additional tv room which opens onto a large private rooftop terrace overlooking Kensington Gardens Square. The principle bedroom suite includes a dressing-room with built-in wardrobes, as well as a spacious en-suite bathroom with a shower, large free-standing bath and his & hers wash hand-basins. The guest suite has its own balcony, en-suite bathroom and dressing room with walk-in wardrobes. Bedroom three also has a private balcony. Kensington Gardens Square is conveniently located south of Westbourne Grove and benefits from the extensive amenities of Queensway, Bayswater and Paddington and is also a short walk from the green spaces of Hyde Park and Kensington Gardens. As well as convenient transport links with Bayswater and Queensway underground stations very close by.

PROPERTY FEATURES

- Penthouse
- Direct lift access into the flat
- Three double bedrooms
- Three En-Suite Bathrooms
- Separate study
- Entire floor with direct lift access
- 700 sqft of private terrace + balconies
- Council Tax Band H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(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.