



Kensington Gardens Squar  
Bayswater, W2

£2,030.77 per week  
🛏️ 3 🚪 2 🏠 Flat/Apartment

**HOMESITE**

# Luxurious three bedroom triplex apartment overlooking beautiful communal gardens

## FULL DETAILS

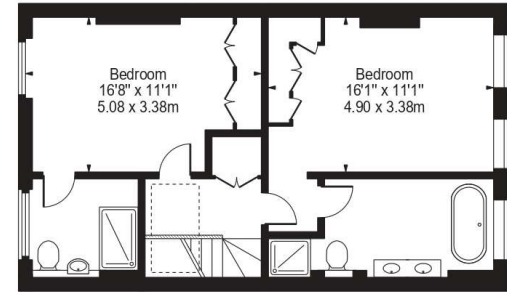
This luxurious triplex apartment has been refurbished and furnished to a very high standard throughout and also has views over and access to one of Bayswater's most sought after communal gardens. This spacious three bedroom property boasts two double bedroom (both en-suite) and a third bedroom plus a separate w.c. The bright and inviting reception room provides a comfortable and relaxing space for entertaining. The modern kitchen has room for a breakfast table and is complete with a wine fridge. The property is finished with a beautiful wooden floor throughout and luxurious carpets in the bedrooms. Located in the heart of Bayswater the property benefits from excellent transport links including Notting Hill, Bayswater and Queensway tubes, along with Paddington Rail station, the Heathrow Express and the Elizabeth line. The wonderful array of shops, restaurants, cafes and bars of Bayswater and Notting Hill are on your doorstep.

## PROPERTY FEATURES

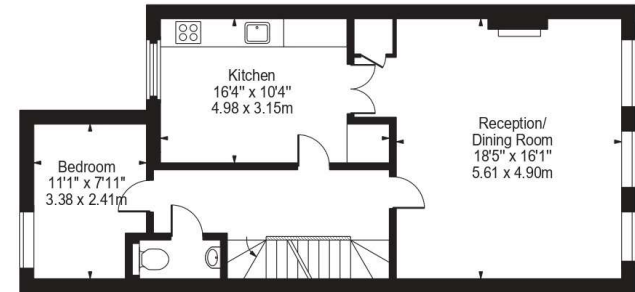
- Newly Refurbished
- Luxurious Apartment
- Wooden Floors
- High Specification
- Three Bedrooms
- Access to communal gardens
- Approx 1482 sq ft / 137.7 m2
- Council Tax Band G – Westminster Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

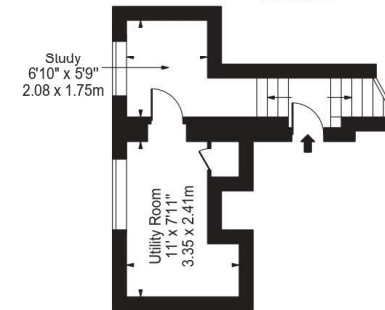
Kensington Gardens Square, W2  
Approx. Gross Internal Area 1482 Sq Ft - 137.68 Sq M



Fourth Floor



Third Floor



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

\*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.