



**KENSINGTON GARDENS SQUARE, BAYSWATER, W2**  
£1,406 per week\*

**Carter Jonas**

# KENSINGTON GARDENS SQUARE, W2

A fabulous example of heritage and contemporary combined, this beautiful two bedroom apartment is located within 50 Kensington Gardens Square, a stunning development which lies in the heart of Bayswater W2. EPC rating: B. Combining the Regency grandeur and Art deco sophistication of the surrounding area, the building's beautiful interiors ensure a glamour of living, including 24-hour concierge, underground parking and video entrance phones, provide utmost comfort and peace of mind. The elegant lobby area includes walnut panelling, graphic tiled flooring, soft lighting, a concierge desk and a large seating area. The apartment itself benefits from comfort cooling, timber flooring with underfloor heating, audio visual outputs, a balcony and lift access. The kitchen is equipped with Miele appliances and is furnished with integrated composite stone surfaces. The bathrooms are decorated with large format porcelain tiles on floors and selected walls and fitted with double ended white steel baths. In addition to access to the beautiful and well-attended communal gardens which lie at the centre of Kensington Gardens Square, the building is a short walk from the historic Hyde Park where residents have 600 acres of open green space at their disposal.

Holding deposit is 1 week's rent

Security deposit: 6 weeks rent

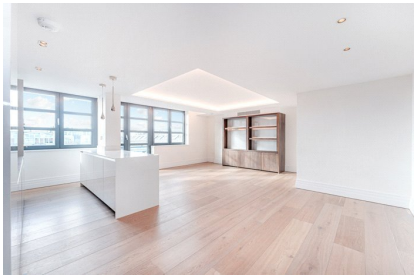
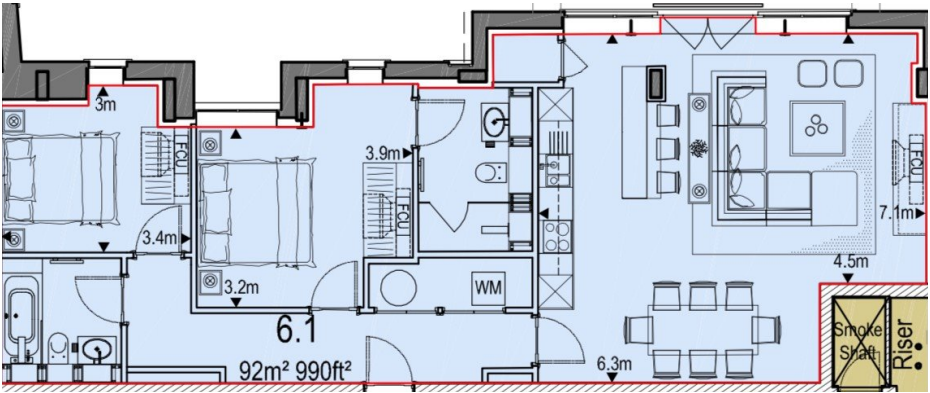
Local Authority: Westminster City Council - Council Tax Band: G

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

- Council Tax Band = G
  - Deposit Required = £8,436.00
  - Long Let, Minimum term 12 months
- Miele Appliances
  - Two lifts
  - Cooling in all zones
  - 24/7 porter
  - New build
  - 7 Minute Walk To
- Hyde Park
  - Underground parking included
  - 6th floor with views
  - EPC rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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	



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