



**KENSINGTON GARDENS SQUARE, W2**

£1,200 per week\*

**Carter Jonas**



## 5.1, KENSINGTON GARDENS SQUARE, LONDON, W2 4AZ

- New build
- Balcony
- 24/7 porter
- Cooling in all flats
- Two lifts
- 31 Flats in building
- Miele appliances

### THE PROPERTY

Positioned on one of London's most prestigious garden squares, this outstanding development has been meticulously crafted to the highest specification.

Combining the Regency grandeur and Art deco sophistication of the surrounding area, the building's beautiful interiors ensure a glamour of living and its life enhancing facilities, 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 air-conditioning, timber flooring and audio visual outputs. 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.

Ideally situated, 50 Kensington Gardens Square lies close to the popular shopping destinations of Portobello Road and Westbourne Grove and the fashionable boutiques of Ledbury Road. The square is surrounded by drinking and eating possibilities which provide an ample and diverse supply of culinary delights. Notable examples include the Ledbury- awarded two Michelin stars- Cocotte, a healthy rotisserie and Farmacy, serving up excellent vegan brunches.

A fabulous example of heritage and contemporary combined, this beautiful two bedroom apartment is located within the 50 Kensington Gardens Square, a stunning development which lies in the heart of Bayswater W2. EPC Rating B



The development's Redan Place entrance provides residents with quick access onto Queensway and the Whiteley's development.

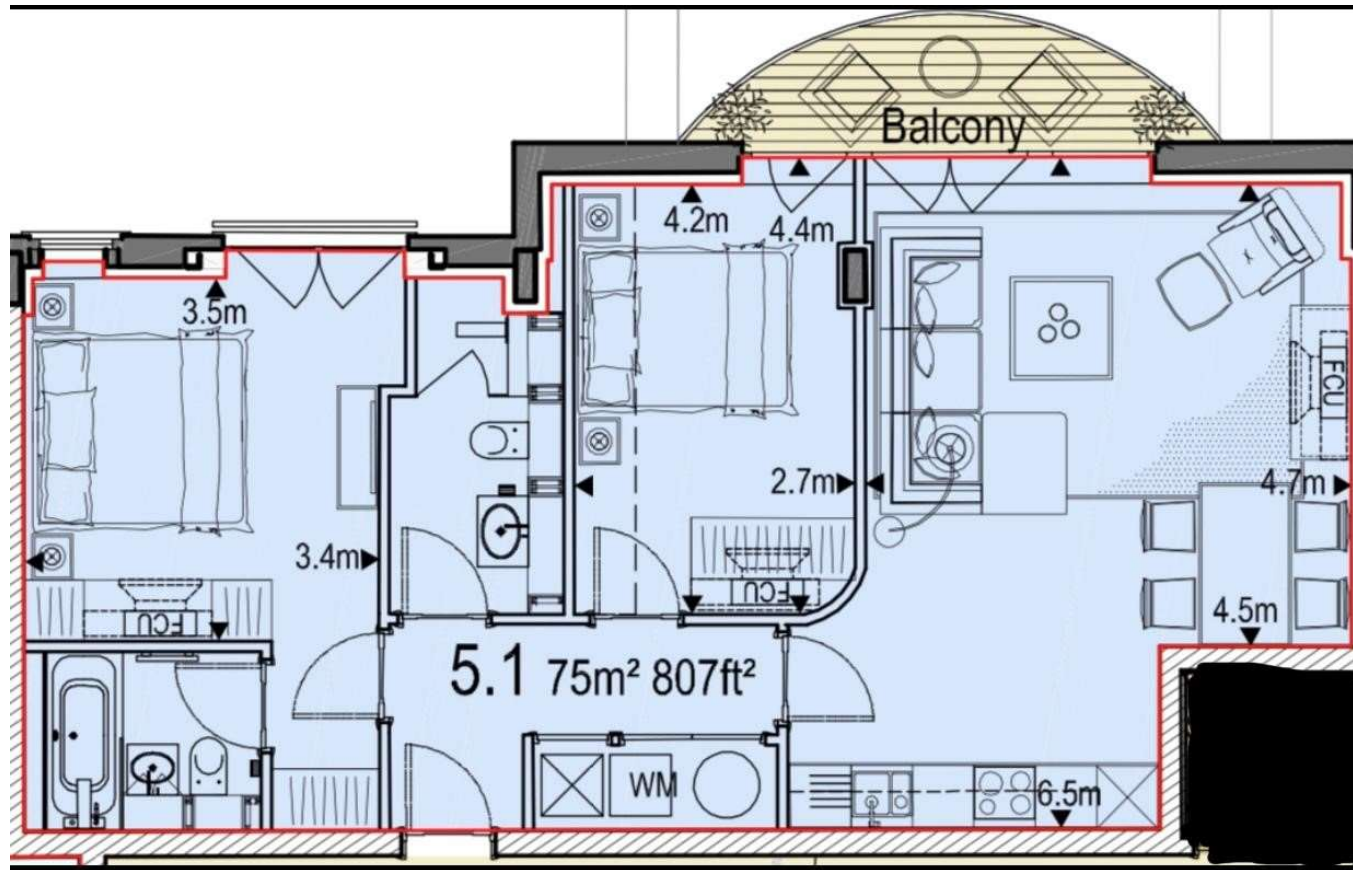
The building is also perfectly placed to take advantage of all the cultural amenities that London has to offer. The Royal Albert Hall, the Royal Opera House, the Royal Academy, the Royal Academy and Buckingham Palace are all within walking distance. The Electric Cinema, one of London's most chic movie theatres is also a short walk away.

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band G
EPC Rating	B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	82
EU Directive 2002/91/EC		

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Classification L2 - Business Data



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