



KENSINGTON GARDENS SQUARE, BAYSWATER, W2
£2,950,000

Carter Jonas

KENSINGTON GARDENS SQUARE, BAYSWATER, 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.

Positioned on one of London's most prestigious garden squares, this outstanding 31 flat boutique development has been meticulously crafted to the highest specification, 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 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.

-7 Minute Walk To Hyde Park

Leasehold - expires 06/02/2997

Westminster City Council
Council Tax Band: G

AMENITIES

- 2 Bedrooms
- 2 Bathrooms
- 1,184 Square feet
- 24/7 Concierge, 2 Lifts
- Cooling throughout
- Underground parking
- Miele appliances

TENURE Leasehold – Expires 30/06/2996

LOCAL AUTHORITY Westminster City Council (Band G)

EPC BAND B

A FABULOUS EXAMPLE OF HERITAGE AND CONTEMPORARY COMBINED, THIS BEAUTIFUL TWO BEDROOM APARTMENT IS LOCATED WITHIN 50 KENSINGTON GARDENS SQUARE, A STUNNING DEVELOPMENT.



Classification L2 - Business Data

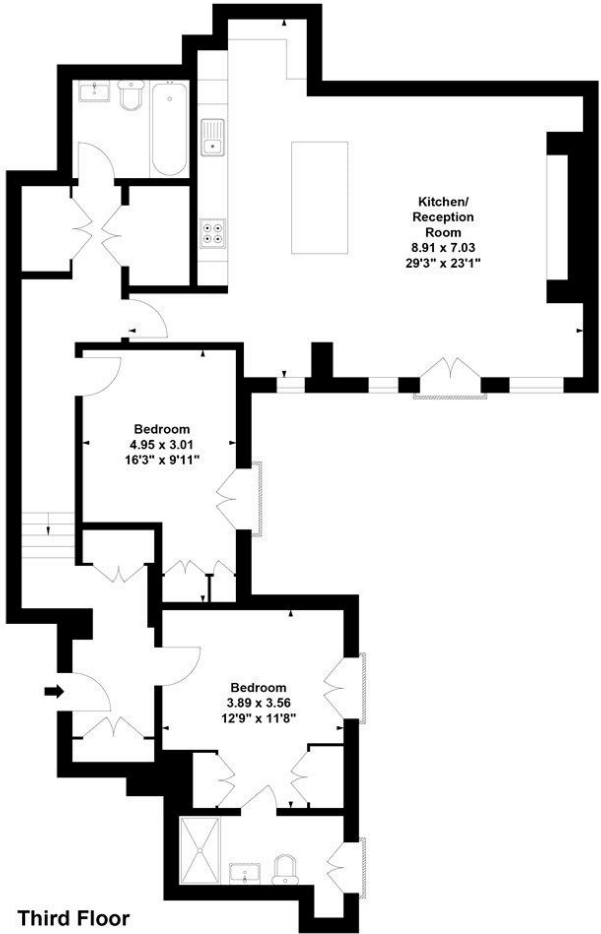


Compass House, W2

Gross internal area (approx)
105.95 sq m (1,140 sq ft)

For Identification purposes Only. Not To Scale.

All Calculations include Any/All Areas Under 1.5 m Head Height.
* As Defined by RICS - Code of Measuring Practice.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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