



KENSINGTON GARDENS SQUARE, LONDON, W2
£3,250,000

Carter Jonas

KENSINGTON GARDENS SQUARE, LONDON, W2

Reception with fully fitted open-plan kitchen, 2 double bedrooms, en-suite bathroom, en-suite shower room, cloakroom. Lift. 24 hour portorage. Underground parking.

- 2 bedroom, 2 bathroom apartment
- 24/7 porter
- Cooling in all zones
- new build
- underground parking included
- two lifts
- Miele Appliances
- 7 Minute Walk To Hyde Park

Westminster City Council
Council tax band: H

For the latest information on broadband and mobile coverage, please visit the Ofcom website <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 Westminster City Council website <https://www.westminster.gov.uk/parking> website for further details.

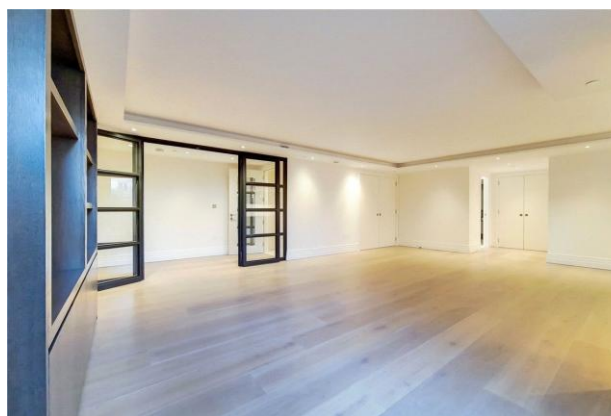
AMENITIES

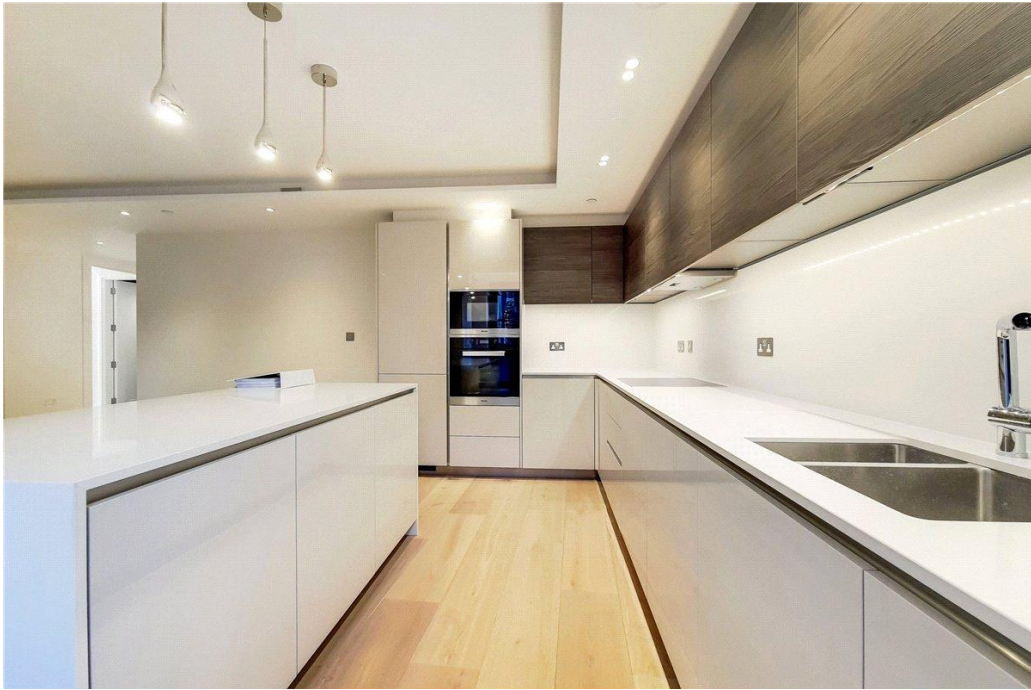
- 24/7 concierge
- Furniture package can be provided at additional cost
- Underground car parking
- Underfloor Heating + comfort cooling in all zones
- New build
- Miele appliances
- Two bathrooms and guest cloakroom
- Boutique building consisting of 31 flats
- Moments from Hyde Park and Notting Hill
- Two lifts
- 1421 square feet

TENURE Leasehold – expiry 30/06/2996

EPC BAND B

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



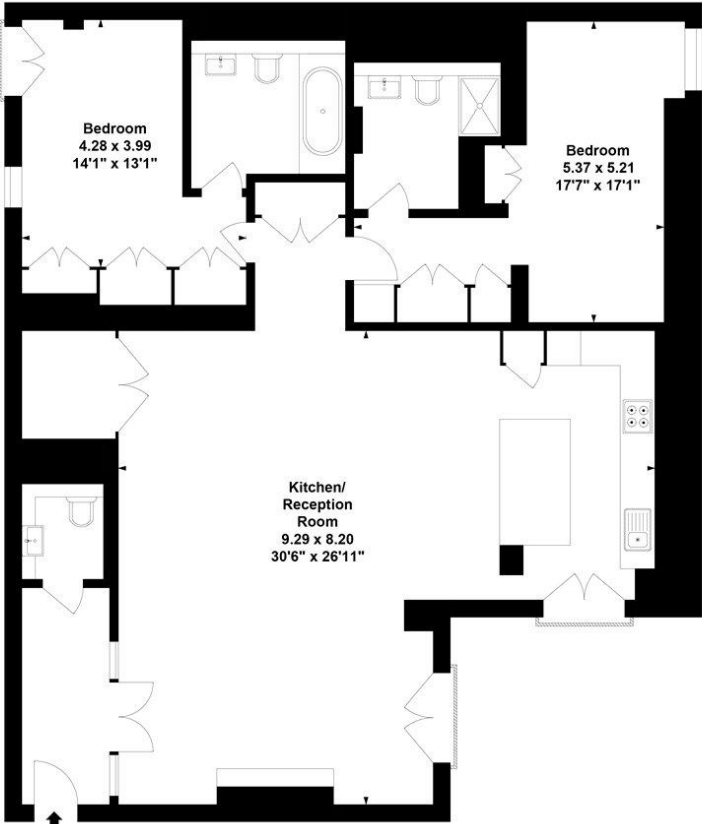


Compass House, W2

Gross internal area (approx)
134.45 sq m (1,447 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.



Second Floor

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

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