

## Garden House, Kensington Garden Square, W2



**£750 pw**

This stunning interior designed one-bedroom apartment (414 sq ft) is situated on the first floor within this stunning Grade II listed building with access to the beautiful private residents garden.

The apartment has been designed and finished to the highest of standards with high-end modern finishes whilst retaining its original Grade II listed features from the original building. The apartment comprises a splendid double bedroom with ample storage, a luxurious reception with bespoke furniture, an exquisite polished marble bathroom, and a fully fitted bespoke Miele kitchen. Smart home technology with Smart TVs in the bedrooms and reception rooms.

The building hosts 24-hour security, lift service, unique private access to Kensington Garden Square gardens and an emergency out of hour's maintenance service.

Garden House is located in a quiet residential part of W2 and close to the amenities of Westbourne Grove, Notting Hill and the beautiful Hyde Park including Whitley shopping mall. It is also perfectly located for easy access to transport links with Bayswater and Queensway tube station just 5 minutes walk away.

- Interior Designed | High Ceilings
- Central Bayswater Location | Lift Service
- Dedicated Building Manager | On-Site Porter | CCTV
- 24-Hour Emergency Helpline | Lift Service
- Flexible Rental Terms | Available Furnished & Unfurnished
- Short walk from Queensway Underground Station

## This property benefits from:

- Bedroom
- Bathroom
- Reception Room
- Kitchen
- Lift
- 24 Hour Security
- Communal Gardens





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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 Plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		75	78	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 Plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		77	81
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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