

ROKSTONE



Kensington Gardens Square

50 Kensington Gardens Square is an inspiring example of heritage and contemporary design situated in the heart of Bayswater. This boutique development is a collaboration between award winning architects, Brimelow McSweeney, and interior designer Lynne Hunt, offering an impeccable level of design, detail and specification to create a first class living experience in one of London's most sought after areas.

Positioned on one of the London's garden squares, this beautiful apartment consists of a spacious open plan living area, two Bedrooms, two bathrooms and balcony. This elegant apartment offers a contemporary design whilst maximising space, offering generous storage space throughout. The property further benefits from 24hour concierge service and underground parking. The apartment is available to rent on an unfurnished basis.

A myriad of prestigious cultural attractions are just minutes away from Kensington Gardens Square, including the Royal Albert Hall, the Royal Opera House and the Royal Ballet, the Royal Academy and of course, Buckingham Palace. Situated a stone's throw away from 50 Kensington Gardens Square is the iconic Whiteleys Shopping Centre providing ample opportunities for shopping, eating and leisure, while nearby restaurants such as Nobu, San Lorenzo, Zuma and Hakkasan celebrate London's status as a centre of fine global cuisine, and just moments away from the rolling green spaces of Hyde Park.

Kensington Gardens Square is a short walking distance from Bayswater Underground station and Paddington station for National Rail and Elizabeth line services, as well as the Heathrow Express, transporting you to London Heathrow in 15 minutes.

Price £1,332 pw

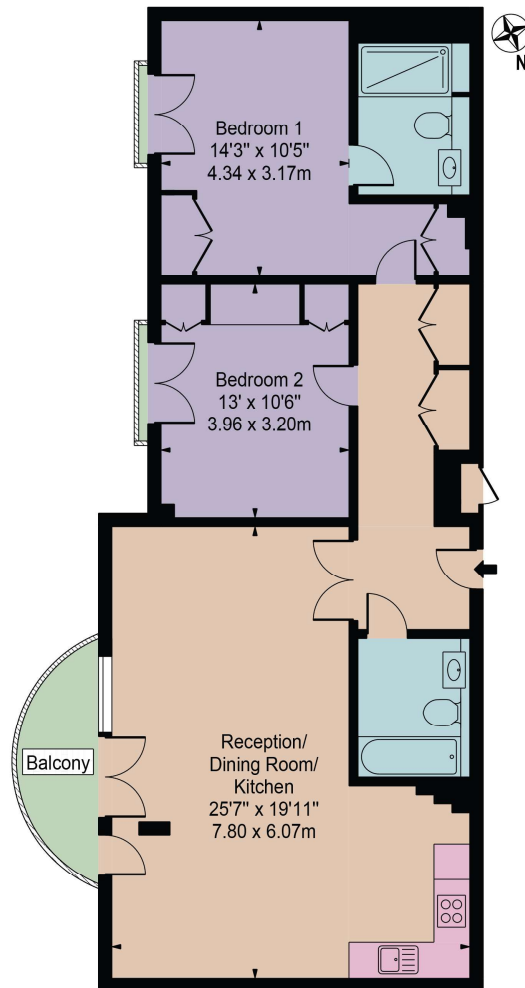


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Approx. Gross Internal Area 975 Sq Ft - 90.58 Sq M
Approx. External Area Of Balcony 45 Sq Ft - 4.18 Sq M




Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) 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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
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