



KENSINGTON GARDENS SQUARE, W2

£1,848 per week*

Carter Jonas

KENSINGTON GARDENS SQUARE, LONDON, W2

- new build
- underground parking included
- 24/7 porter
- cooling in all flats
- two lifts
- 31 flats in building
- miele appliances
- circa 900 sqft terrace

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, 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 a balcony. 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.

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

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.



chic movie theatres is also a short walk away.

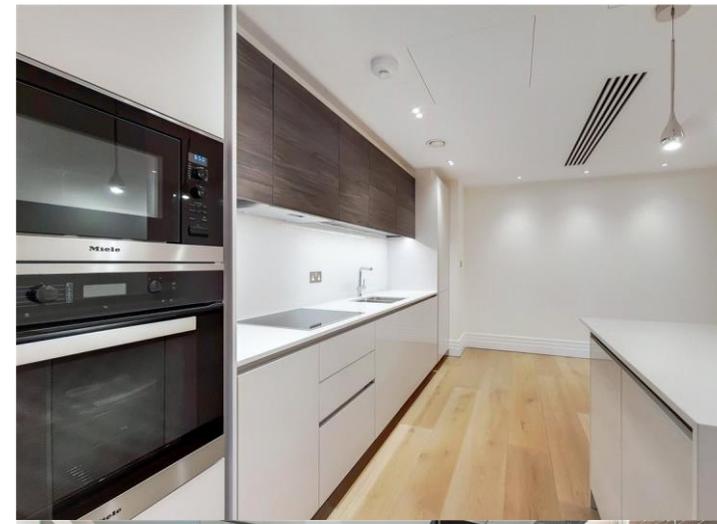
In addition to access to the beautiful and well-attended communal gardens which lie at the centre of Kensington Gardens Square, the building is a short walk from the historic Hyde Park where residents have 600 acres of open green space at their disposal.

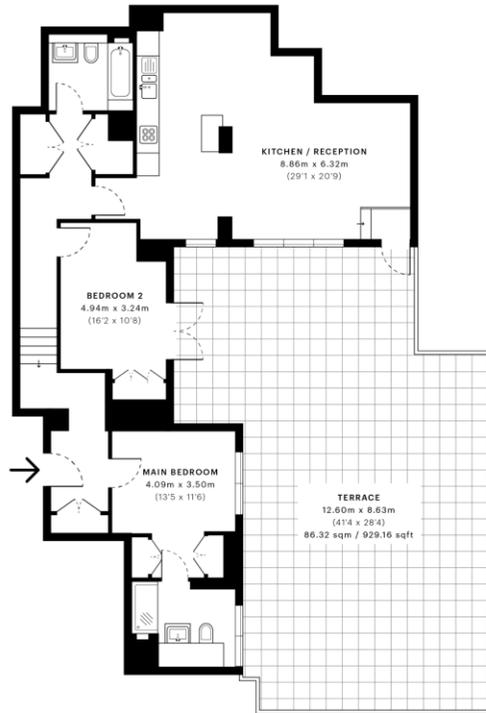
Very well-connected, the development is within close proximity of both Bayswater and Queensway Underground stations and Paddington Station- a mainland train terminus. Paddington is set to be a main stop on the Crossrail. With its inauguration, the Crossrail will facilitate even greater ease of travel between West London and the City and Docklands. The Heathrow Express travels between Paddington and London Heathrow in fifteen minutes and the M4 and M10 are both very accessible from Westway.

Deposit required: 6 weeks (*£11,550)

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





— Second Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - best rating available	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (13-20)	
Not energy efficient - worst rating available	
Current: 82	Potential: 82

EU Directive 2002/91/EC
England, Scotland & Wales

GROSS INTERNAL AREA (GIA)
The footprint of the property
104.54 sqm / 1125.26 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
96.78 sqm / 1041.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
86.32 sqm / 929.14 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 1B RESIDENTIAL 191.51 sqm / 2061.40 sqft
IPMS 3C RESIDENTIAL 185.71 sqm / 1996.97 sqft
spec id: 01d58d3b669f7d0dbatc2fc



T: 020 7371 1111
8 Addison Avenue, London, W11 4QR
E: hollandpark@carterjonas.co.uk

carterjonas.co.uk
Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.