

ROKSTONE



Kensington Gardens Square Bayswater W2

50 Kensington Gardens Square is an inspiring example of heritage and contemporary design situated on the border of Bayswater and Notting Hill. 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 capital's most illustrious garden squares, this beautiful apartment consists of a spacious open plan living area, principal bedroom suite, two further bedrooms one of which with an en suite bathroom, and an additional bathroom. This elegant apartment offers a contemporary design whilst maximising space, offering an abundance of storage throughout.

The property further benefits from 24-hour concierge service and underground parking.

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.

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

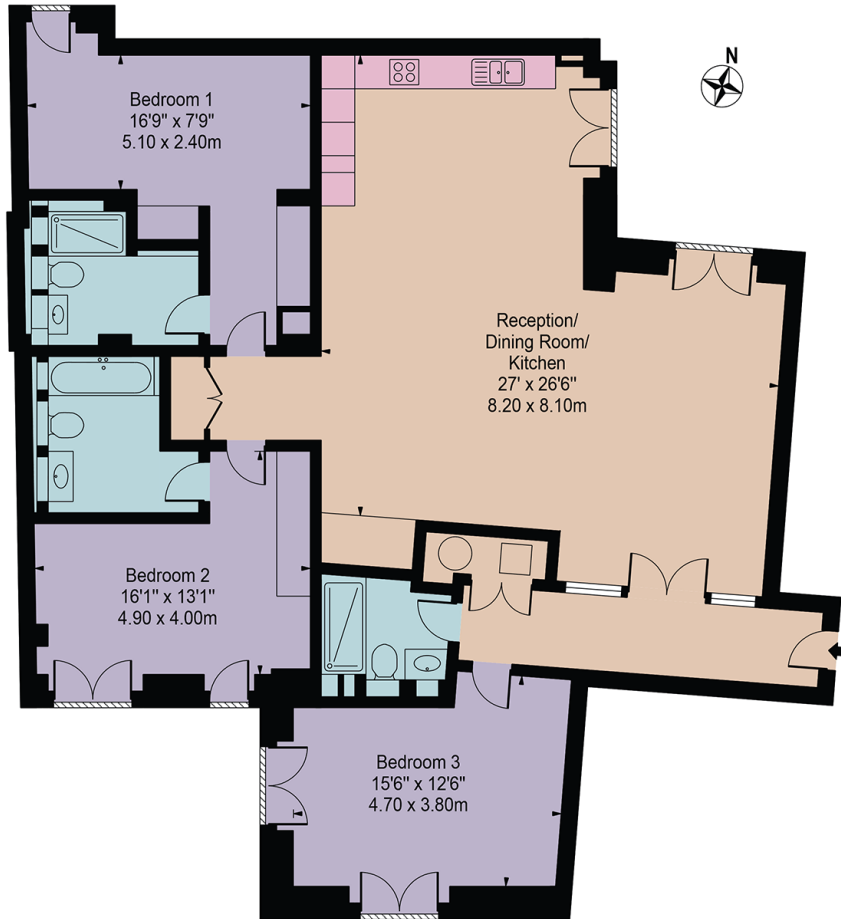
Price £2,000 pw



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Kensington Gardens Square Approx. Gross Internal Area 1647 Sq Ft - 153.01 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			
(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	(82 Plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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