

KENSINGTON GARDENS SQUARE, LONDON W2

£774 PW



**MAYFAIR SQUARE**

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### PROPERTY DESCRIPTION

Luxurious one-bedroom, one-bathroom apartment spanning 410 sqft on the fifth floor a stunning Grade II listed building, offering access to a beautiful private garden square.

This meticulously designed apartment combines modern high-end finishes with the original Grade II listed features of the building. The bright and airy bedroom exudes comfort, while the luxurious reception room showcases bespoke furniture. The exquisite polished marble bathroom and fully fitted bespoke Miele kitchen add to the apartment's allure.

Residents have access to the breathtaking communal gardens, one of London's few remaining traditional garden squares. The building ensures top-notch security with 24-hour service, a lift, unique private access to Kensington Garden Square gardens, and an emergency out-of-hours maintenance service.

The apartments in Garden House embody quality and comfort. Traditional architraves and fittings beautifully blend with modern amenities, including American walnut timber flooring, remotely operated handmade roller blinds, a 47" smart TV, integrated speakers, and controlled mood lighting throughout.

Situated in a serene residential part of W2, Garden House remains close to the vibrant amenities of Westbourne Grove, Notting Hill, and the picturesque Hyde Park, including the Whitley shopping mall. Transport convenience is guaranteed with Bayswater and Queensway tube stations just a 5-minute walk away. These prestigious apartments offer an exceptional living experience in a truly desirable location.

Arrange a private viewing today with our team at Mayfair Square to see this beautiful apartment.



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## 57 Garden House, Kensington Gardens Square, W2

Gross internal area (approx.)

38 Sq m (410 Sq ft) Including Under 1.5m

35 Sq m (379 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale



Floor Plan by **capital group** 020 8971 7722



Fifth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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