

KENSINGTON GARDENS SQUARE, LONDON W2

£774 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

KENSINGTON GARDENS SQUARE, LONDON W2

£774 PW

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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

KENSINGTON GARDENS SQUARE, LONDON W2
£774 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

KENSINGTON GARDENS SQUARE, LONDON W2

£774 PW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

KENSINGTON GARDENS SQUARE, LONDON W2

£774 PW

FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s).

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk
