



Kensington Gardens Square, W2

£1,100,000 *Share of Freehold*



A beautifully presented two-bedroom, two-bathroom Mews House, quietly situated in this gated development, with access to leisure facilities and a designated underground car parking space.



Notting Hill Sales

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Spanning approximately 874 sq. ft., this beautifully arranged two-story Mews House offers a well-designed layout ideal for modern living. The ground floor features an inviting entrance hall, two spacious double bedrooms, one with an en-suite bathroom and an additional family bathroom. From the second bedroom, you can access a shared courtyard garden. Upstairs, the first floor boasts a generously sized, light-filled reception room enhanced by wide French doors that open onto a Juliette balcony. A separate, fully fitted kitchen is positioned at the opposite end of the reception space, offering convenience and functionality. Additional benefits include a designated underground parking space and the presence of a 24-hour Porter within the main building, which is accessible from Westbourne Grove. Residents of 50 Kensington Gardens Square also enjoy exclusive access to a private swimming pool and a range of premium leisure facilities.





MATERIAL INFO

Kensington Gardens Square is a well-positioned garden square, running south from Westbourne Grove and just to the east of Queensway. It is extremely convenient for the many shopping, dining and transport amenities of both Westbourne Grove and Queensway and benefits from the regeneration of Whiteleys and the Queensway area, making it a very interesting medium to long term investment proposition.

Tenure: Share of Freehold

Service Charge: £10,000 per annum

Ground Rent: £300 Annually (subject to increase)

Council Tax Band: G (Westminster)

EPC rating: C

KENSINGTON GARDENS SQUARE, W2

APPROXIMATE GROSS INTERNAL AREA

874 Ft² - 81.20 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

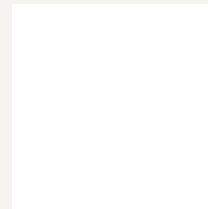
Key :
CH - Ceiling Height



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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