



Kensington Gardens Square, W2
 £950 per week (£4,116.66 PCM) *Unfurnished*

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A RARE OPPORTUNITY TO RENT THIS IMPRESSIVE FIRST FLOOR ONE APARTMENT ON THE FIRST FLOOR OF THIS PERIOD CONVERSION REFURBISHED THROUGHOUT TO THE HIGHEST OF STANDARDS



Notting Hill Lettings
 0207 727 3227 | nottinghill@winkworth.co.uk

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A rare opportunity to rent this impressive first floor one apartment on the first floor of this period conversion refurbished throughout to the highest of standards boasting fantastic lateral living space and the right to apply to the communal Gardens of Kensington Gardens Square. The property comprises stunning living room with beautiful wood parquet flooring and restored original ceiling cornice, floor to ceiling windows, open plan fully fitted kitchen, Guest cloakroom and storage cupboard - Spacious double bedroom with stairs leading down to this impressive ensuite shower room with Skylight and walk in rain dance shower. The property is offered unfurnished for long let and viewings are highly recommended. Kensington Garden Square is located to the South of Westbourne Grove, a short walk to local restaurants, amenities and the local transport links to Central London/Paddington.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



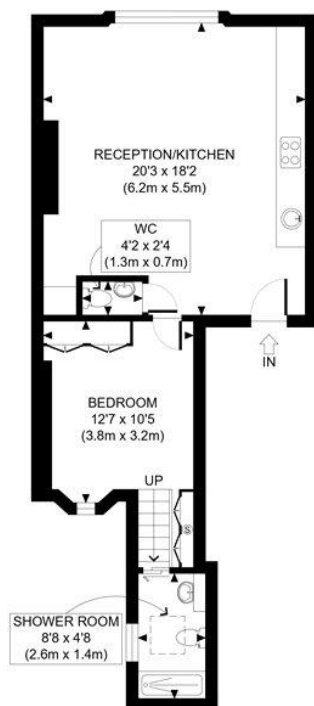


MATERIAL INFO

Deposit: £4,750

Holding Deposit: £950

Council Tax Band: E (Westminster)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 557 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 557 SQ FT/ 52 SQM

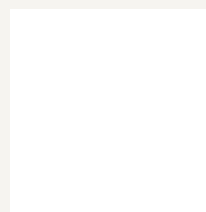
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NHS250230>

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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