



KENSINGTON GARDENS SQUARE, W2
£695 PER WEEK (£3,011.66 PCM) FURNISHED

LOCATED IN THIS SOUGHT AFTER BUILDING IN KENSINGTON GARDENS SQUARE, WE ARE DELIGHTED TO OFFER THIS WONDERFULLY BRIGHT AND AIRY ONE BEDROOM FLAT ON THE THIRD FLOOR WITH SPACIOUS EAT IN KITCHEN, LARGE DOUBLE BEDROOM WITH FANTASTIC STORAGE AND SPACIOUS BATHROOM

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

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DESCRIPTION:

Located in this sought after building in Kensington Gardens Square, we are delighted to offer this wonderfully bright and airy one bedroom flat on the third floor with spacious eat in kitchen, large double bedroom with fantastic storage and spacious bathroom with shower over bath. The building boasts some fantastic amenities, including a swimming pool and gym together with 24-hour porter service and one underground secure parking space included in the rent. Set in the sought-after Notting Hill area, you're just moments from Kensington Gardens and have great transport links, making it the ideal balance of peace and easy access to the city.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

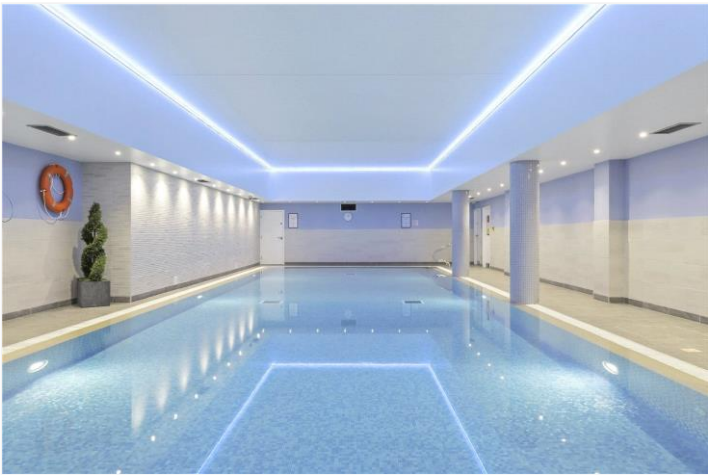
Heating – Gas

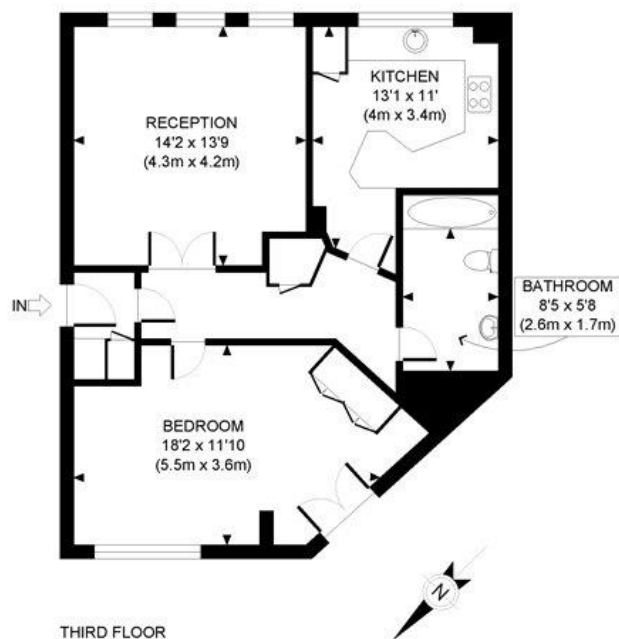
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

LOCATION:

Kensington Gardens Square is a square of imposing stucco fronted buildings encircling two communal gardens, running south from Westbourne Grove with its many shops and restaurants, and just to the east Queensway and its many amenities and transport links.





APPROX. GROSS INTERNAL FLOOR AREA: 715 SQ FT/ 66 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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) 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	72
	79
England, Scotland & Wales EU Directive 2002/91/EC	

Deposit: £3,475

Holding Deposit: £695

Council Tax Band: G (Westminster)

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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