

Properly



Garden House

86-92 Kensington Gardens Square, London, W2 4BB

Asking price **£1,450,000**



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Garden House



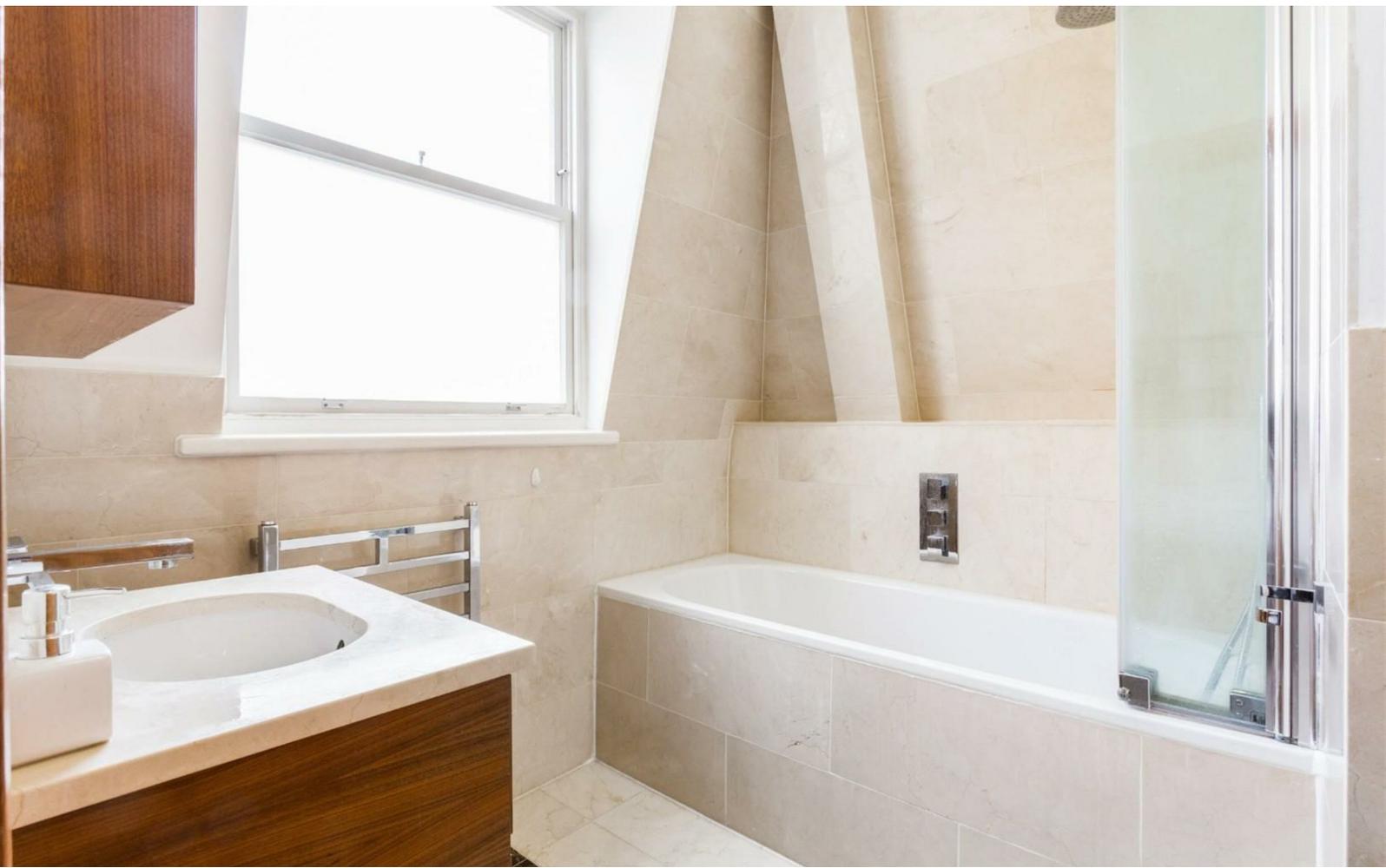
Description

A top floor conversion of 541 sqft, situated within a beautiful Grade II listed building and benefiting from stunning South facing views over Kensington Gardens Square. Featuring a dual aspect reception room, bedroom, bathroom and utility room. Finished to an extremely high standard throughout to include walnut timber flooring, Miele appliances, wine cooler, controlled mood lighting and marble flooring in the bathroom.

Garden House is located just off Westbourne Grove, and offers a grand entrance lobby and reception, with 24 hour concierge and direct access from the lobby on to Kensington Gardens Square, a private garden for residents use.

Queensway and Bayswater Underground stations are a short walk away, linking residents to many of London's oldest and best regarded universities and schools, as well as a wealth of restaurants and theaters. Residents are also just moments from all Hyde Park has to offer, The Royal Albert Hall and the Royal residence of Kensington Palace.

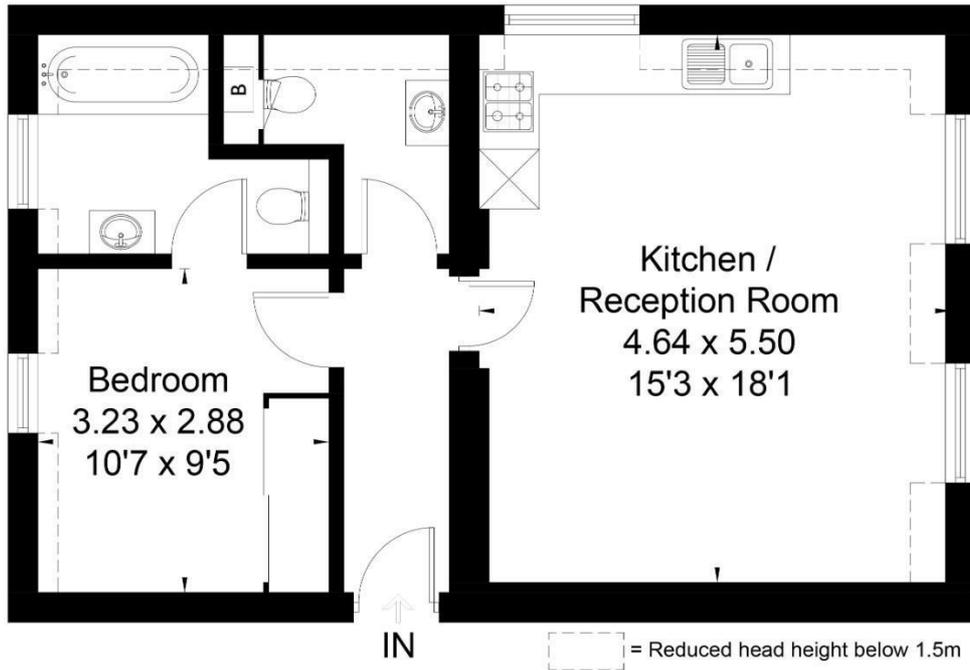
- Grade II Listed
- 999 lease
- Close to Queensway and Bayswater underground stations
- High specification
- 541 sqft
- Private Residents Garden
- Walking distance to Hyde Park
- Residents parking available





Floor Plan

Approximate Area = 50.3 sq m / 541 sq ft
Including Limited Use Area (4.3 sq m / 46 sq ft)



Fifth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 249839

Area Map



Viewing

Please contact our Victoria Office on 0207 459 4400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 63 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | 58 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |