



Kensington Gardens Square, W2  
£713 p/w Flexible Furnishing



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An opportunity to acquire a beautifully presented one bedroom apartment, situated on the Lower Ground floor of a gorgeous white stucco fronted Grade II period conversion in Paddington W2.

The property boasts excellent ceiling volumes that are retained throughout and comprises of a bright and large reception and dining room, partially open plan modern kitchen, bedroom and family bathroom. The flat further benefits from the buildings manager and the use of incredible communal gardens.

Garden House is four houses converted into a stunning mansion block on Kensington Gardens Square which is set just behind Westbourne Grove. Bayswater's various boutique cafes, shops restaurants and further amenities are on the very next road. Bayswater & Queensway Tubes are around the corner with Paddington National Station and Underground less than 1 mile way.

*Ref PCL220103*



## Kensington Garden Square, W2

Approx. Gross Internal Area \*  
387 Ft<sup>2</sup> - 35.95 M<sup>2</sup>



Lower Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings.