



**4th floor - 2 bedrooms - 697sqft
Kensington Gardens Square, Garden
House,**

TO RENT £5,503 PCM

This stunning interior designed two-bedroom apartment (sq ft) is situated on the fourth floor within this stunning Grade II listed building with access to the beautiful private residents garden.

The apartment has been designed and finished to the highest of standards with high-end modern finishes whilst retaining its original Grade II listed features from the original building. The apartment comprises two splendid double bedrooms with storage, a luxurious reception with bespoke furniture, an exquisite polished marble bathroom, a further en-suite bathroom and a fully fitted bespoke Miele kitchen. Smart home technology with Smart TVs in the bedrooms and reception rooms.

The building hosts 24-hour security, lift service, unique private access to Kensington Garden Square gardens and an emergency out of hour's maintenance service.

- Interior Designed | Recently Refurbished
- Creston Automated System | Central Bayswater Location
- Flexible Rental Terms | Available Furnished & Unfurnished
- Open plan living area | Landscaped garden
- Dedicated Building Manager | On-Site Porter | CCTV
- Short walk from Queensway Station

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

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 Garden House, Kensington, W2 4DB



Location



Description



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.