



## **RUSSELL SIMPSON**

A superbly refurbished two  
bedrooms flat with communal  
gardens

KENSINGTON GARDEN SQUARE  
NOTTING HILL W2

# Kensington Garden Square

£1,300 P/W

BEDROOMS 2-2	INTERNAL 722 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Furnished / Unfurnished
BATHROOMS 2-2	67 <small>SQM</small>	EPC D	COUNCIL TAX Westminster City, D



## The Property

The apartment has been interior 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 splendid bedrooms with built-in custom wardrobes one with en-suite bathroom, a luxurious reception room with bespoke furniture leading onto its own the private patio, an exquisite polished marble bathroom and a fully fitted bespoke Miele kitchen. The apartment has access to the stunning communal gardens which is one of London's few remaining traditional Garden squares.

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.



img 2

Communal Garden

## The Neighbourhood

Garden House is located in a quiet residential part of W2 and close to the amenities of Westbourne Grove, Notting Hill and the beautiful Hyde Park including Whitley shopping mall. It is also perfectly located for easy access to transport links with Bayswater and Queensway tube station just 5 minutes walk away.

# Kensington Gardens Square, W2

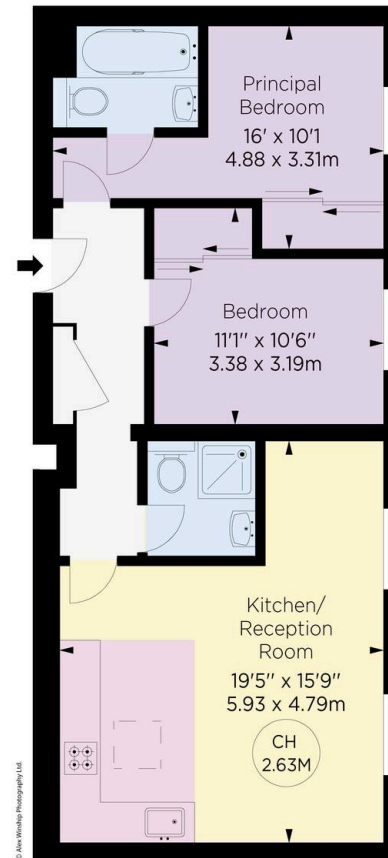
**Approx. gross Internal Area**  
629 Sq Ft / 58.43 Sq M

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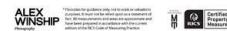
This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



Key :  
CH - Ceiling Height



FIFTH FLOOR



**RUSSELL  
SIMPSON**

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