



Let **UK** Home

2 Bedrooms

Flat

Located in London

£5,785 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



86-92 Kensington Gardens Square London

W2 4BB



Let UK Home are excited to offer a stunning two-bedroom apartment in Garden House located in Bayswater, London W2.

This exceptional two-bedroom apartment is located on the fourth floor of a beautiful Grade II listed building, offering access to a serene private residents' garden. The property boasts a perfect blend of modern luxury and original architectural features.

Inside, you will find two spacious double bedrooms with ample storage, a luxurious reception area furnished with bespoke furniture, and an exquisite polished marble bathroom along with an en-suite bathroom. The fully fitted bespoke Miele kitchen is ideal for culinary enthusiasts, and smart home technology includes Smart TVs in both bedrooms and the reception area.

The building provides a range of amenities, including 24-hour security, lift access to all floors, and exclusive private access to Kensington Garden Square gardens, along with an emergency out-of-hours maintenance service.

Nestled in a quiet residential area of W2, Garden House is conveniently located near the vibrant amenities of Westbourne Grove and Notting Hill, as well as the expansive greenery of Hyde Park and Whitley shopping mall. Excellent transport links are available, with Bayswater and Queensway tube stations just a 5-minute walk away.

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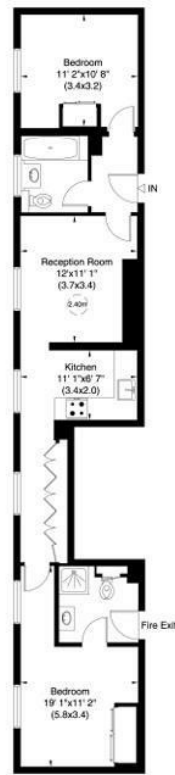
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- 4th Floor
- Open plan living area
- Creston Automated Heating System
- Flexible Rental Terms | Available Furnished & Unfurnished
- Lifts
- Interior Designed
- Central Bayswater Location
- Dedicated Building Manager | On-Site Porter | CCTV
- Laundry Service
- Broadband

Gross internal area (approx.)
65 Sq m (697 Sq ft)
For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Fourth Floor



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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