

STURGES  
LONDON

86-92 Kensington Gardens Square, London  
£3,250 Per month



- Interior Designed 1 Bedroom Apartment
- Access to Beautiful Communal Garden
- Stunning Grade II Listed Building
- Private Terrace
- Includes Broadband, CCTV, Lifts, Laundry Service & Porter
- Available to Rent Furnished or Unfurnished
- High Specification Throughout
- 24 Hour Concierge Service & On Site Building Manager





## 86-92 Kensington Gardens Square. London

A superbly refurbished one bedroom one-bathroom apartment located on the lower ground floor within a stunning Grade II listed building with access to beautiful communal gardens (London's few remaining tradition Garden squares) and its own private terrace.

The apartment has been interior designed and finished to the highest of standards whilst retaining its original Grade II listed features from the original building. The apartment comprises a splendid bedroom with built in custom wardrobes, an exquisite polished marble bathroom, a luxurious reception room with bespoke furniture and a fully fitted bespoke Miele kitchen.

Tenants benefit from a dedicated on-site building manager who is on hand to assist with any property related issues. There is also a dedicated team of maintenance experts who provide a 24-hour emergency helpline.

**Local Authority:**

**Council Tax Band:** D

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## For more information, please contact:

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