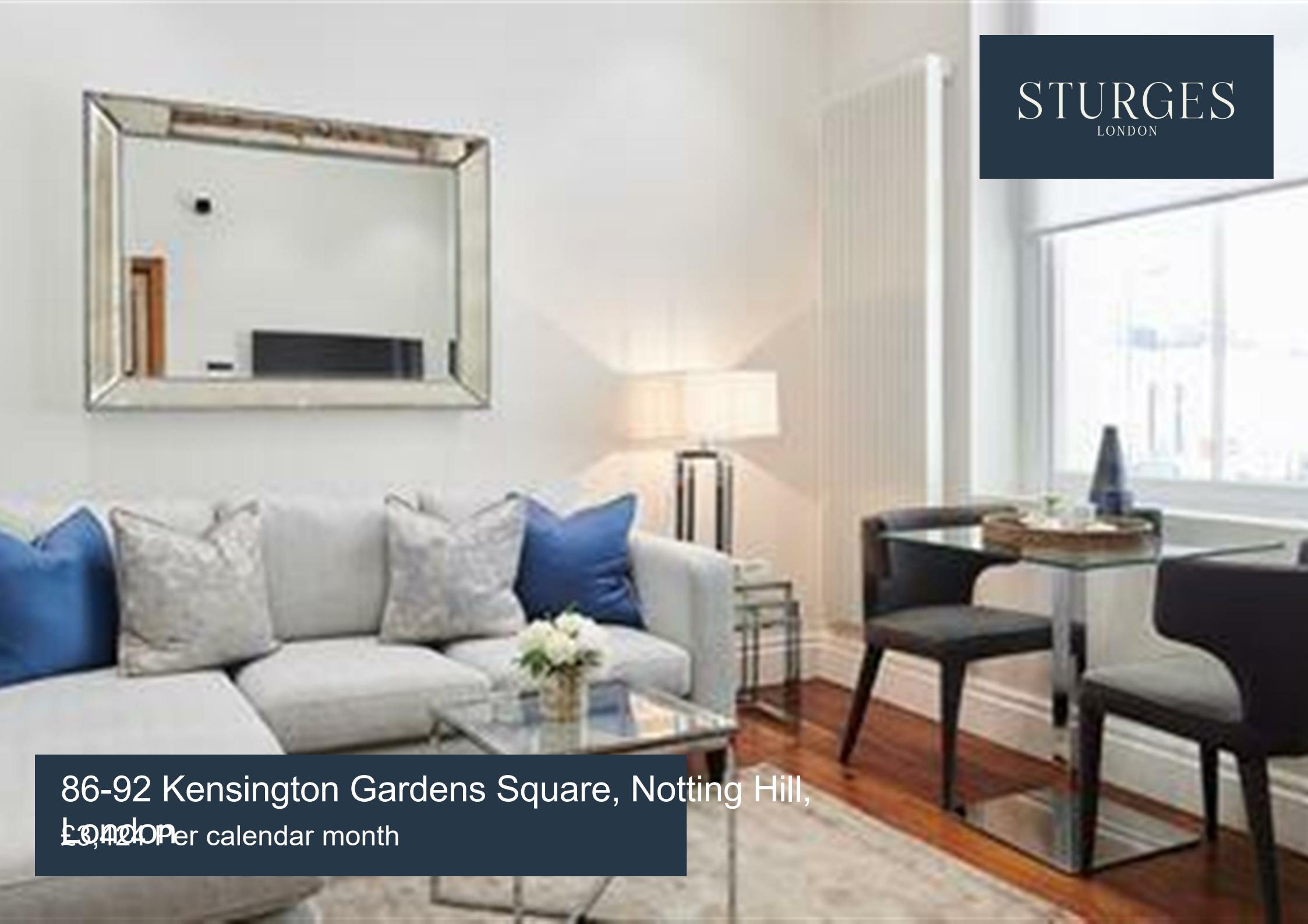


STURGES
LONDON



86-92 Kensington Gardens Square, Notting Hill,
London
£12,000 per calendar month



- Central Notting Hill location
- Luxuriously Designed One Bedroom Apartment
- Available furnished or unfurnished
- Pretty Communal Gardens
- Broadband, CCTV, Porter, Lifts & Laundry Service
- Spacious Reception Room
- Generous Storage Space

STURGES
LONDON



86-92 Kensington Gardens Square, London

This charming ground-floor apartment is located in a private, well-maintained block and offers a perfect blend of comfort and character. It features a spacious reception room with high ceilings and a large sash window that floods the space with natural light, offering picturesque views of the tranquil Kensington Garden Square. Residents can enjoy access to the beautifully landscaped communal garden, ideal for outdoor relaxation.

Inside, this elegant apartment features a spacious double bedroom with generous storage space, a sophisticated reception area adorned with bespoke furnishings and a stunning polished marble bathroom, in addition to an ensuite. The fully integrated, custom Miele kitchen is perfect for those who enjoy cooking, while smart home technology — including Smart TVs in both the bedroom and the reception room — adds a modern touch to the living experience.

The building offers an array of top-tier amenities, including 24-hour security, lift access to all floors, and exclusive private entry to the serene Kensington Garden Square gardens. Residents also benefit from an emergency out-of-hours maintenance service.

Local Authority:

Council Tax Band: D

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

STURGES
LONDON

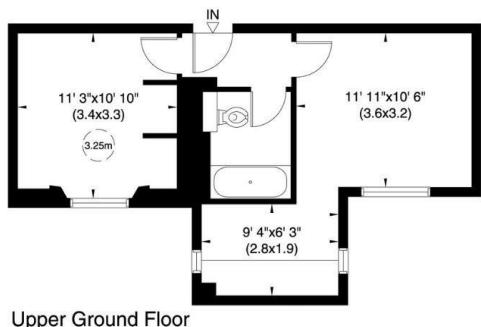
G7 Garden House, Kensington Gardens Square, W2

Gross internal area (approx.)

37 Sq m (396 Sq ft)

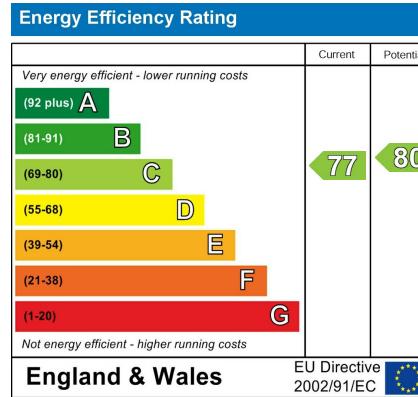
For identification only, Not to Scale

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



Upper Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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.