



**KUBIE GOLD**  
ASSOCIATES

## **KENSINGTON GARDENS SQUARE WESTBOURNE GROVE W2**



- ONE BED APARTMENT
- WOOD FLOORS THROUGHOUT
- 24 HOUR CONCIERGE

- SWIMMING POOL & GYM
- FOURTH FLOOR WITH LIFT
- AVAILABLE 6TH SEPTEMBER

**£3,250 pcm**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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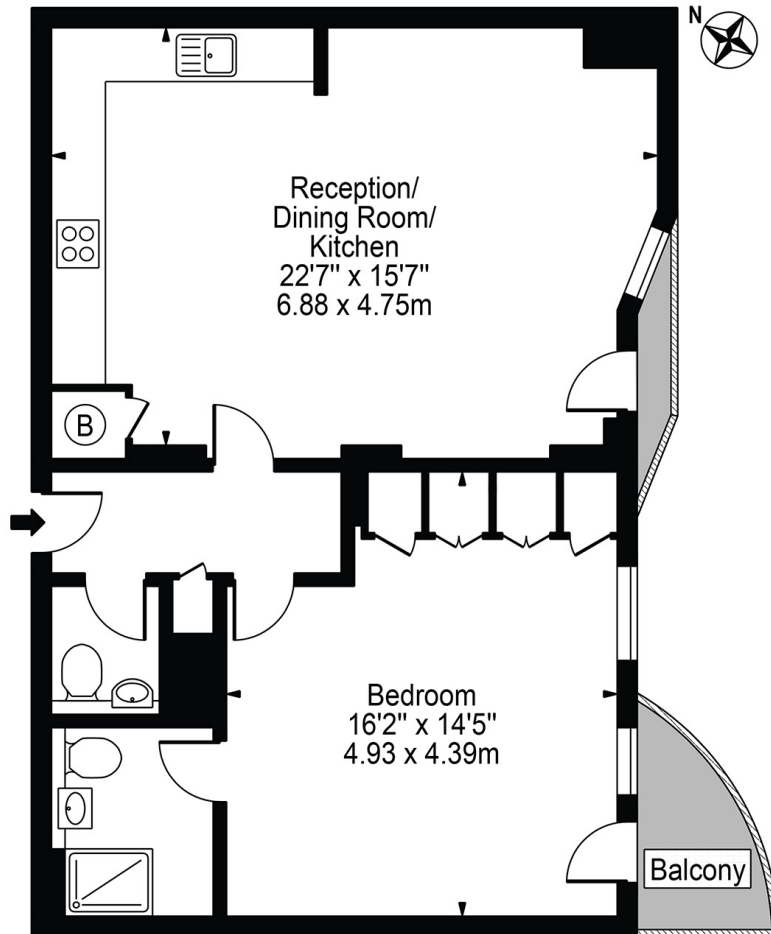


## Kensington Gardens Square, W2

A newly refurbished one bedroom apartment in a much sought after block, good size open plan reception, fully fitted kitchen with all appliances D/W W/D, double bedroom fitted wardrobes & en-suite walk in shower, set on the fourth floor with a lift, the property benefits from wood floors in reception, and with access to the buildings gym & swimming pool, also benefiting from secure underground parking, situated close to all the shops and restaurants of Bayswater & Queensway; viewing is highly recommended. Available 6th September.

## Westbourne Grove

Approx. Gross Internal Area 701 Sq Ft - 65.13 Sq M



### Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Local Authority:

Westminster

### Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

