



Kensington Gardens Square, Kensington, W2

Offers in excess of: £590,000

 Benham
& Reeves

Kensington Gardens Square, Kensington, W2

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Nestled in the heart of Kensington, this stylish one bedroom apartment on the 5th floor of 50 Kensington Gardens Square offers a perfect blend of modern living and classic West London charm. Spanning approximately 630 square feet, this bright and spacious residence boasts an enviable location just moments from Hyde Park, Notting Hill, and the vibrant amenities of Bayswater.

The apartment features a south-west facing balcony, generously proportioned open-plan living area bathed in natural light, thanks to its elevated position and large windows, offering delightful views over the surrounding tree-lined streets. The contemporary kitchen is thoughtfully designed with integrated appliances, providing ample space for cooking and entertaining. The well-appointed double bedroom offers a peaceful retreat, complete with built-in storage, while the sleek bathroom showcases high quality fittings and a modern finish.

Located in a handsome period building, this property benefits from lift access and a secure entry system, ensuring both convenience and peace of mind. Kensington Gardens Square is renowned for its elegant architecture and tranquil atmosphere, making it a sought-after address for professionals, couples, or those seeking a pied-à-terre in one of London's most prestigious postcodes.

Perfectly positioned, the flat is within easy reach of Bayswater (District and Circle lines) and Queensway (Central line) Underground stations, providing excellent connectivity across the capital. The boutiques, cafes, and restaurants of Westbourne Grove and Portobello Road are a short stroll away, as is the green expanse of Hyde Park, ideal for leisurely walks or outdoor pursuits.





Property Features:

- One Bedroom
- One Bathroom
- 630 Square Feet (Approx.)
- 5th Floor
- South-West Facing Balcony
- Porter
- Swimming Pool, Sauna & Virtual Golf
- Bayswater Station (0.2 miles)
- Royal Oak Station (0.3 miles)
- Queensway Station (0.4 miles)

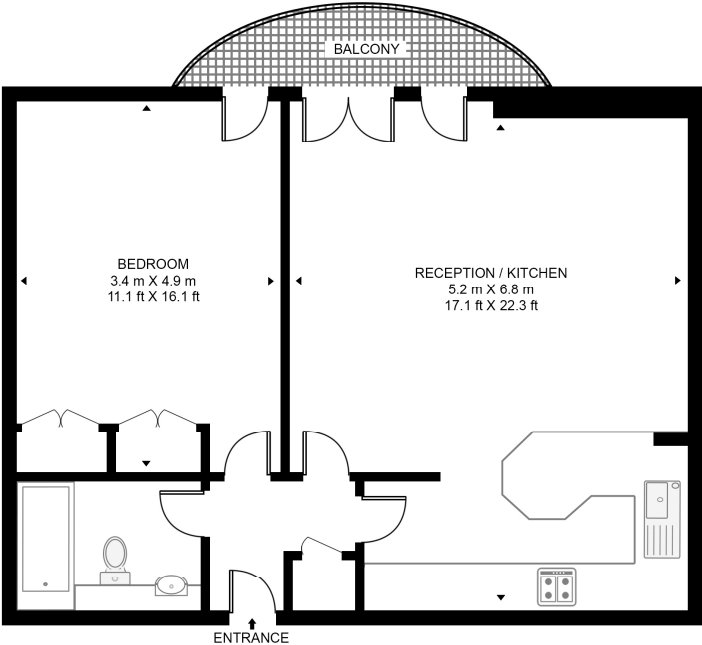


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KENSINGTON GARDENS SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA 630 SQ.FT (58.5 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 31/12/2988
Approximately 962 Years Remaining

Ground Rent: £200.00 (per annum)

Service Charge: £7,774.08 (per annum)
for the year 2025

Anticipated Rent: £2,500.00 pcm
Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250057

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