



# Kensington Gardens Square, Kensington, W2

Asking Price: £900,000

 Benham  
& Reeves

# Kensington Gardens Square, Kensington, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

\*With two parking spaces\* Discover an exceptional opportunity to own this spacious two bedroom apartment, situated on the 2nd floor of the prestigious 50 Kensington Gardens Square, in the heart of Kensington. Boasting approximately 945 square feet of beautifully designed living space, this property combines elegance, practicality and an unrivalled location, complete with the rare advantage of two dedicated car parking spaces, a true luxury in Central London.

The apartment features a bright and expansive open-plan reception room, perfect for entertaining or relaxing, with large windows that flood the space with natural light and offer charming views of the surrounding tree-lined square. The modern kitchen is equipped with high quality integrated appliances and ample storage, seamlessly blending style and functionality. Both bedrooms are generously proportioned, with the principal bedroom offering built-in wardrobes and space for additional furnishings, while the second bedroom provides flexibility as a guest room, home office, or nursery. The contemporary bathroom is finished to a high standard, with sleek fittings and a sophisticated design.

The flat is within an elegant period building, which benefits from lift access and a secure entry system, ensuring convenience and peace of mind.

Ideally located, the property is just a short walk from the green expanses of Hyde Park, the boutique shops and eateries of Westbourne Grove, and the eclectic charm of Notting Hill. Excellent transport links are nearby, with Bayswater (District and Circle lines) and Queensway (Central line) Underground stations offering swift access across the capital. Whether you're a professional couple, small family, or seeking a stylish London base, this apartment ticks every box.





## Property Features:

- Two Car Park Spaces
- Two Bedrooms
- Two Bathrooms
- 2nd Floor
- 945 Square Feet (Approx.)
- Porter
- Swimming Pool, Sauna & Virtual Golf
- Bayswater Station (0.2 miles)
- Royal Oak Station (0.3 miles)
- Queensway Station (0.4 miles)

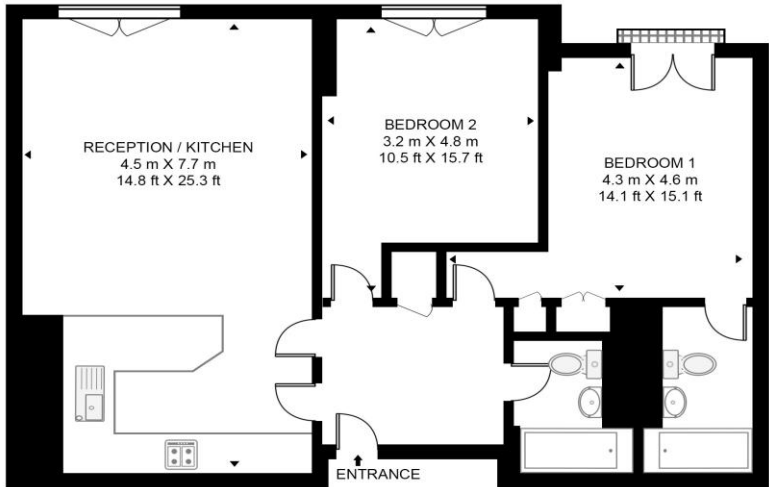





# Kensington Gardens Square, Kensington, W2



## KENSINGTON GARDENS SQUARE



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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 	

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.  
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

## Terms & Conditions:

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

Asking Price:	£900,000
Tenure:	Leasehold Expires 31/12/2988 Approximately 963 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 33 years Next: 2055 Increase: 37.5%
Service Charge:	£13,054.40 (per annum) for the year 2025 including reserve fund
Anticipated Rent:	£4,500.00 pcm Approx. 6 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250056

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

