



Kensington Gardens Square, Kensington, W2

Asking Price: £400,000

 Benham
& Reeves

Kensington Gardens Square, Kensington, W2

 Studio

 1 Bathroom (s)

 Leasehold

Spacious and bright studio apartment located on the first floor and spanning approximately 369 square feet of living space. The building itself offers fantastic amenities like a swimming pool, sauna & virtual golf.

Situated in a highly convenient location, this property allows for easy access to the vibrant Westbourne Grove and Notting Hill areas, celebrated for their diverse range of boutiques, charming cafes, and exceptional restaurants. For those seeking moments of tranquillity, the beautiful Kensington Gardens and the vast green expanses of Hyde Park are just a short distance away, providing a serene retreat from city life. One car parking space comes is included in the sale

Transportation options are abundant, with Queensway (Central line), Bayswater (Circle & District lines), and Paddington (Circle and District, Hammersmith & City, and Bakerloo lines) stations all in close proximity. Additionally, Paddington Mainline station offers excellent connections to the city, as well as national and international destinations, ensuring effortless travel opportunities for residents.





Property Features:

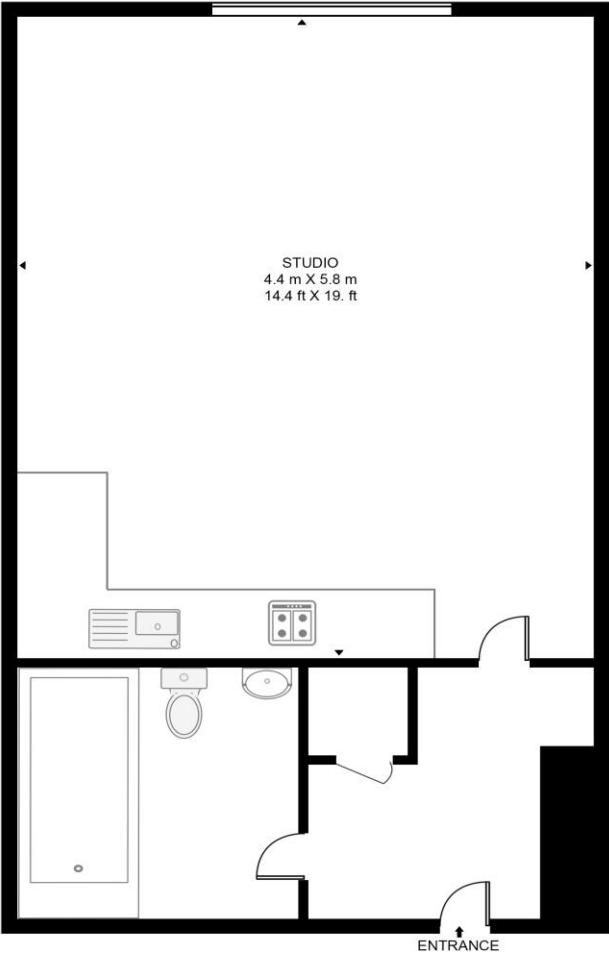
- Studio Flat
- 369 Square Feet (Approx.)
- Right to Park
- Porter
- Swimming Pool, Sauna & Virtual Golf
- Bayswater Station (0.2 miles)
- Royal Oak Station (0.3 miles)
- Queensway Station (0.4 miles)




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KENSINGTON GARDENS SQUARE
APPROXIMATE GROSS INTERNAL FLOOR AREA 369 SQ.FT (34.3 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(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.
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Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 31/12/2988 Approximately 963 Years Remaining
Ground Rent:	£200.00 (per annum) Review Period: 33 years Next: 2055 Increase: 37.5%
Service Charge:	£5,355.80 (per annum) for the year 2025 including reserve fund
Anticipated Rent:	£1,650.00 pcm Approx. 5 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240152

T: 020 7938 3522
E: kensington.sales@benhams.com
W: www.benhams.com

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