

## Kensington Gardens Square W2

£1,799,000 leasehold

# CLUTTONS



**A two bedroom luxury apartment on the fourth floor with a west-facing balcony set within this new sought after development.**

50 Kensington Gardens Square is a boutique development of 31 beautifully appointed apartments combining the best examples of heritage and contemporary design to create a first class living experience. The development is situated in Bayswater, one of the finest and most sought after addresses of Central London, just moments away from the rolling green spaces of Hyde Park.

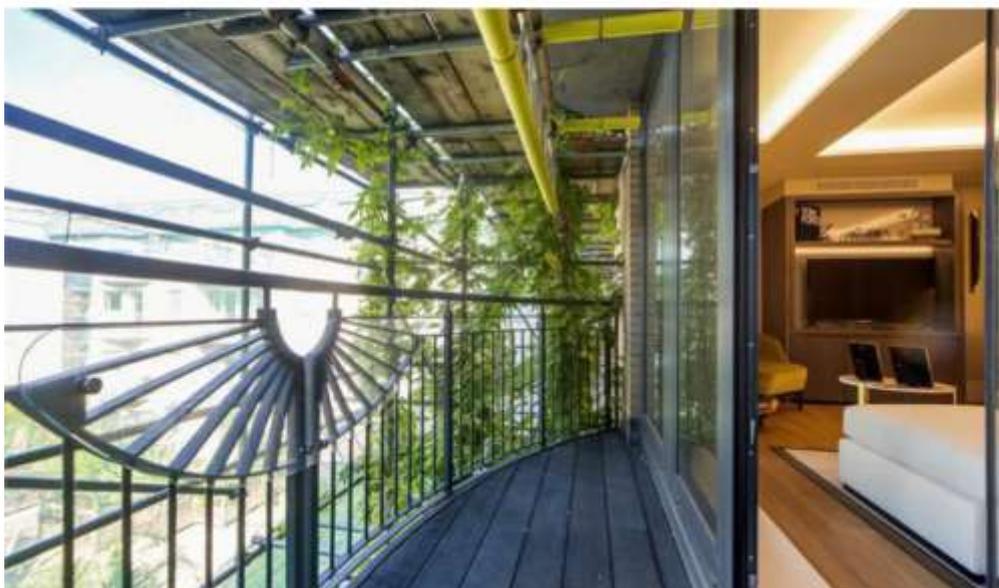
The development is a collaboration between award-winning architects, Brimelow McSweeney and interior designer Lynne Hunt, who have worked in unison to create homes that are both sophisticated and cutting edge yet remain in character with the surrounding area. Residents of 50 Kensington Gardens Square will benefit from a 24 hr concierge service. The apartments themselves benefit from elegant bespoke designed interiors and a high specification of finishes, Miele appliances, timber flooring, audio and visual outputs and air conditioning.

Positioned in one of the capital's most illustrious garden squares, 50 Kensington Gardens Square sits within the heart of Bayswater W2, just moments away from Hyde Park and Kensington Gardens, Whiteleys shopping centre and Queensway.

Excellent public transport links are provided by Paddington Mainline station (the Bakerloo, District and Circle lines) which provides access to Heathrow Airport within 15 minutes. The site also benefits from being approximately 500 metres to the north of Bayswater Underground Station, providing additional access to the District and Circle lines as well as being only a short walk from Queensway Underground Station which provides direct access to both the West End and the City via the Central line. The addition of Cross Rail at Paddington station, which is due for completion in 2018 will also provide access to Canary Wharf within approximately 17 minutes.



Approximate gross internal area:  
819 sq ft (76 sq m)  
EPC rating: B | Ref: ALB180217



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