







KENSINGTON GARDENS  
SQUARE





## WELCOME

50 Kensington Gardens Square is an inspiring example of heritage and contemporary design, a boutique collection of just 30 beautifully appointed apartments and one penthouse. Situated in Bayswater, just moments away from the rolling green spaces of Hyde Park. Impeccable levels of design, detail, specification and appointment combine seamlessly to create a first-class living experience in one of London's most sought after areas.

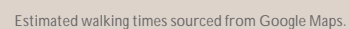
The development is a collaboration between award-winning architects, Brimelow McSweeney, and interior designer Lynne Hunt, who have worked in unison to create homes that are both sophisticated and cutting edge, yet remain in character with the surrounding area.

The natural synergy between the two practices is intrinsically clear, from the moment you enter the building. Previous projects include Claridges, Hyatt Regency The Churchill, Intercontinental Hotel Jordan, Sheraton Dubai, Wardour Street Soho and Parker Street Apartments Covent Garden.



AN URBAN OASIS OF  
CALM IN ONE OF  
LONDON'S MOST CENTRAL  
VIBRANT LOCATIONS





- 1 Kensington Palace
- 2 Royal Albert Hall
- 3 Buckingham Palace
- 4 Marble Arch
- 5 Wellington Arch

- 1 Alain Ducasse at The Dorchester
- 2 Fera at Claridge's
- 3 Hélène Darroze at The Connaught
- 4 The Ledbury
- 5 Le Gavroche

- 1 Selfridges
- 2 Harrods
- 3 Harvey Nichols
- 4 Bond Street
- 5 Park Lane

- 1 Serpentine Gallery
- 2 Science Museum
- 3 Natural History Museum
- 4 Victoria and Albert Museum

- 1 Hyde Park
- 2 Kensington Gardens
- 3 Whiteleys
- 4 The Ritz Hotel
- 5 Claridge's Hotel
- 6 Hilton London Hyde Park Hotel
- 7 Mandarin Oriental Hotel





## LOCAL AREA

Positioned on one of the capital's most illustrious garden squares, 50 Kensington Gardens Square sits within the heart of Bayswater W2, just an 8 minute walk\* from the historical Hyde Park, where you have access to 600 acres of London's most famous green space.

Bayswater sits to the north side of Hyde Park and historically was viewed as a secondary location in comparison to neighbouring areas. It has experienced huge investment in recent years thanks to its desirable central location with excellent links to Mayfair, the West End and Knightsbridge.

Residential values have soared and with further investment earmarked for the future, W2 is now truly a postcode of its own merit.



## CULTURAL CONNECTIONS

A myriad of prestigious cultural attractions are just minutes away from Kensington Gardens Square, including the Royal Albert Hall, the Royal Opera House and the Royal Ballet, the Royal Academy and of course, Buckingham Palace.

Nearby Kensington houses The Science Museum, Natural History Museum and the Victoria & Albert Museum, exhibiting world-famous collections that draw visitors from far and wide.

The Serpentine Gallery, The Wallace Collection, the Saatchi Gallery and private galleries of Mayfair are all a short distance away, providing a window into the world of high-art.







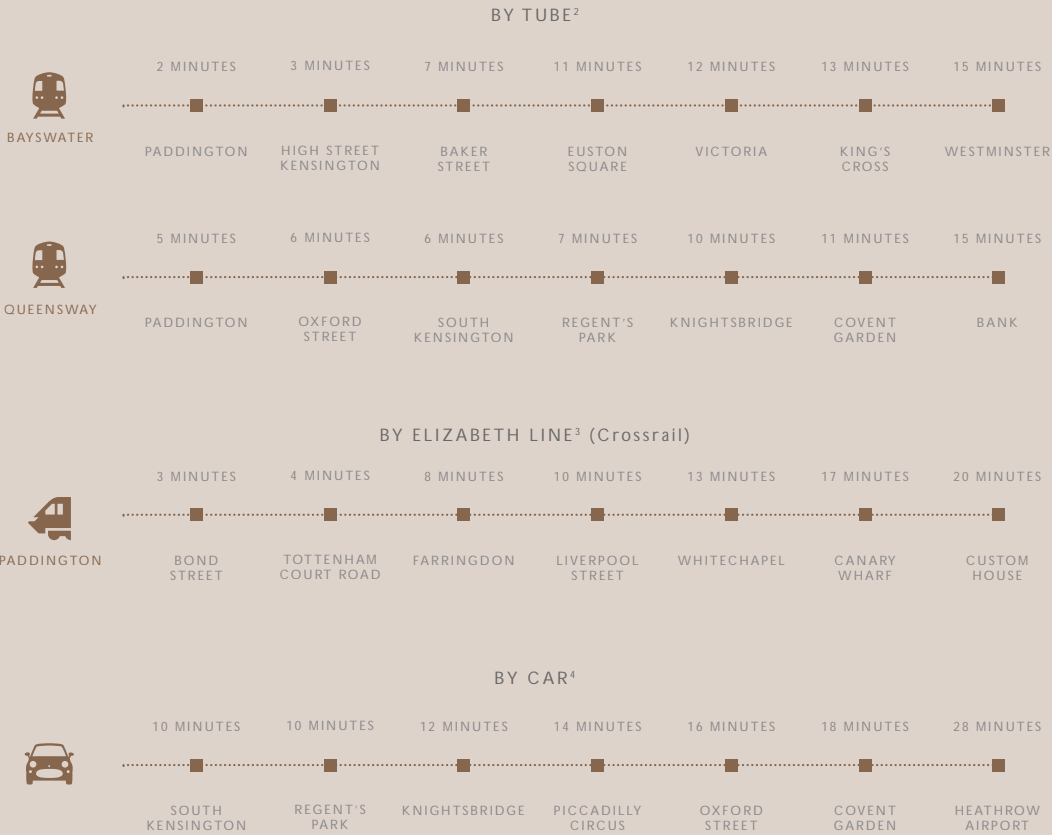
All travel times sourced from tfl.gov.uk. All timings correct at time of sourcing in January 2016.



W2 TRAVEL CONNECTIONS

Residents of Kensington Gardens Square are only a 5 minute<sup>1</sup> walk from Bayswater Underground station (for District and Circle lines) and an 8 minute walk<sup>1</sup> from Queensway Underground station (for Central line services). Paddington is a 15 minute walk<sup>1</sup> or a 2 minute<sup>2</sup> tube journey, where one can access National Rail and Elizabeth line services, as well as the Heathrow Express, transporting you to London Heathrow in 15 minutes.<sup>5</sup>

Driving out of town couldn't be easier, with the M4 and M40 motorways highly accessible from Westway, as is London's renowned shopping mall Westfield, a mere 10 minute drive.<sup>4</sup>



<sup>1</sup>Estimated walking times from 50 Kensington Square Gardens Source: googlemaps.co.uk & walkit.com. <sup>2</sup>Estimated journey times from Queensway & Bayswater Underground Station Source: tfl.gov.uk. <sup>3</sup>Proposed journey times from Paddington Station Source: Crossrail.co.uk (Est Completion 2018). <sup>4</sup>Estimated driving times from 50 Kensington Square Gardens Source: googlemaps.co.uk. <sup>5</sup>Estimated journey times from Paddington Station Source: heathrowexpress.com.





## WHITELEYS REGENERATION

Situated a stone's throw away from 50 Kensington Gardens Square is the iconic Whiteleys Shopping Centre. In June 2015, iconic London architects Foster & Partners released proposals for the Whiteleys regeneration project to "reimagine the historic landmark for 21st century life" The proposed development will maintain the classical facade of the much-loved Grade II listed local shopping centre, while enhancing its retail offering, as well as introducing new local amenities including a boutique hotel, cinema and restaurants.

The iconic Whiteleys of Bayswater provides ample opportunities for shopping, eating and leisure, while nearby restaurants such as Nobu, San Lorenzo, Zuma and Hakkasan celebrate London's status as a centre of fine global cuisine.







## LONDON ON YOUR DOORSTEP

### SHOPPING

SELFRIDGES  
BOND STREET  
OXFORD STREET  
HARRODS

### DINING

ALAIN DUCASSE  
at The Dorchester  
FERA  
at Claridge's  
HÉLÈNE DARROZE  
at The Connaught

### GREEN SPACES

HYDE PARK  
GREEN PARK  
REGENT'S PARK





## HOTEL LIVING AT HOME

Residents of 50 Kensington Gardens Square will enjoy utmost levels of service and total peace of mind, with life enhancing facilities creating five star hotel-style living at home.

A 24-hour concierge will provide a seamless service and assist with all tenants day to day needs. This will include theatre and restaurant reservations, dry cleaning services, safe receipt of mail and deliveries – leaving you more time to enjoy the world class surroundings.

Entry to the building is securely controlled and each apartment comes with a video entrance phone, as well as being pre-wired for intruder alarms. Underground car parking is available to all residents, a rarity in Central London. Residents will also benefit from free car club membership. There is direct secure access from the underground car park to the apartments.



















## FLOORPLANS AND SPECIFICATION

Interiors at 50 Kensington Gardens Square have been meticulously crafted, seamlessly combining the Regency splendour and Art Deco sophistication of the surrounding area.

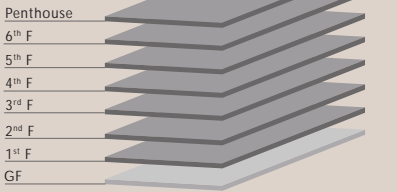
The 50 Kensington Gardens Square entrance leads to the beautifully appointed lobby area, with features including walnut panelling, graphic tiled flooring, soft lighting, concierge desk and large seating area. The Redan Place entrance provides residents with quick access onto Queensway and the rear of the Whiteley's development.

These apartments benefit from elegant interiors, where contemporary design maximises space through carefully considered open plan living. Studio, 1, 2 and 3 bedroom apartments enjoy a choice of layouts, some with impressive terrace and balcony areas offering attractive views. The apartments are of a high specification with air conditioning, Miele appliances, timber flooring and audio visual outputs.

### GROUND FLOOR 1 & 2 bedroom apartments

G.1		
Total Area	68m <sup>2</sup>	732ft <sup>2</sup>
Kitchen / Living Room	4.9m x 7m	16' x 22'1"
Master Bedroom	3.6m x 4.8m	11'9" x 15'8"

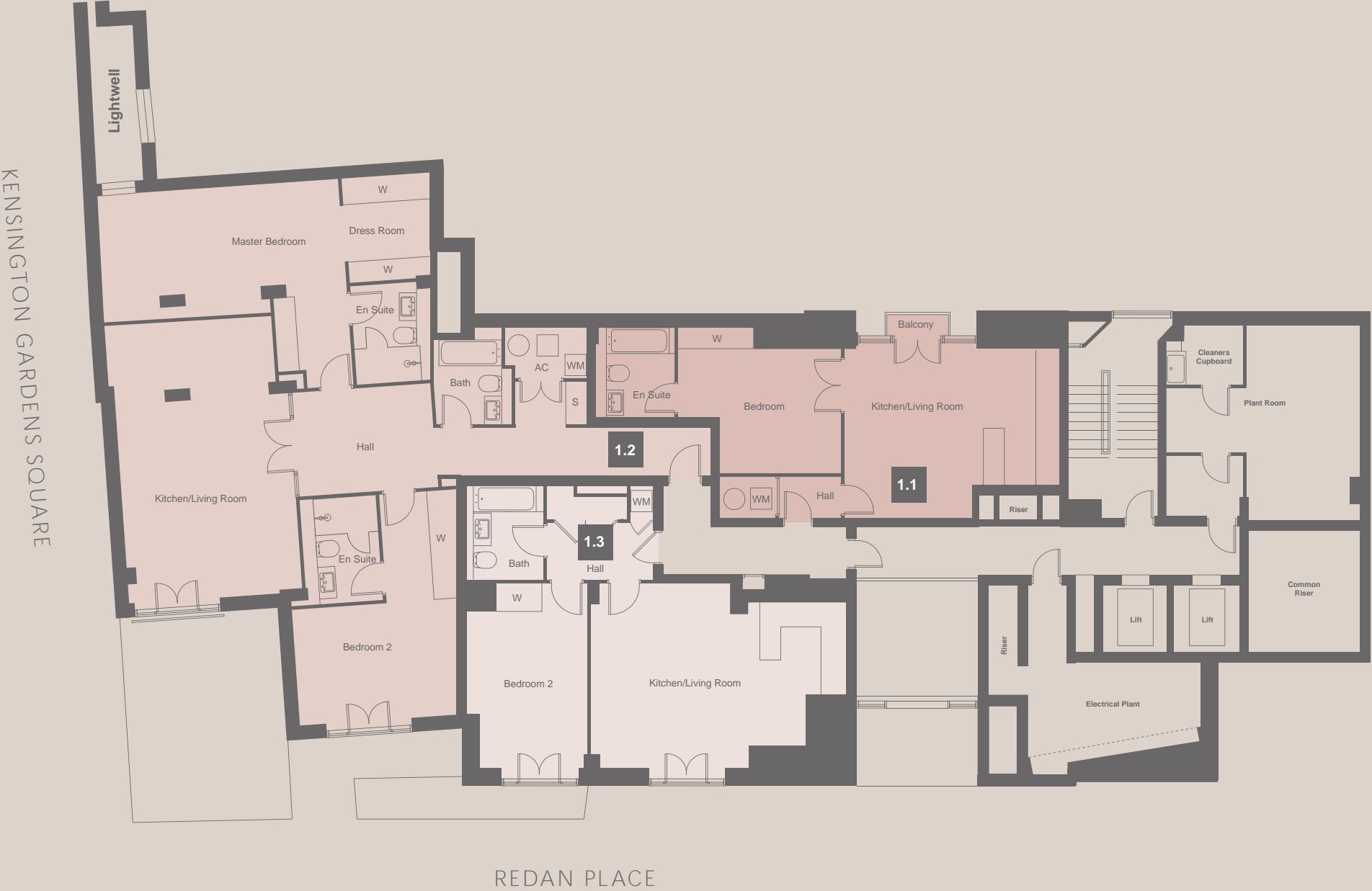
G.2		
Total Area	43m <sup>2</sup>	463ft <sup>2</sup>
Studio	5.5m x 3.6m	18'00" x 13'9"



Key:  
W - Wardrobe • AC - Airing Cupboard  
WM - Washing Machine • S - Storage

G.3		
Total Area	42m <sup>2</sup>	452ft <sup>2</sup>
Studio	5.56m x 5.3m	18'4" x 17'4"





FIRST FLOOR  
Studio 1 & 2 bedroom apartments

1.1

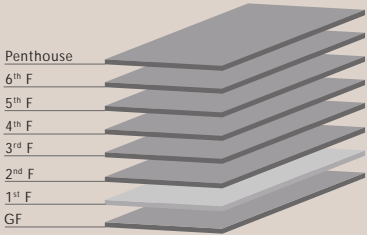
Total Area	52m <sup>2</sup>	560ft <sup>2</sup>
Kitchen / Living Room	6m x 4.89m	19'8" x 16'00"
Master Bedroom	4.5m x 3.4m	14'9" x 11'1"

1.2

Total Area	143m <sup>2</sup>	1539ft <sup>2</sup>
Kitchen / Living Room	4.9m x 7.8m	15'8" x 19'8"
Master Bedroom	9.2m x 3.4m	30'6" x 11'1"
Bedroom 2	4.4m x 3.2m	14'5" x 10'5"

1.3

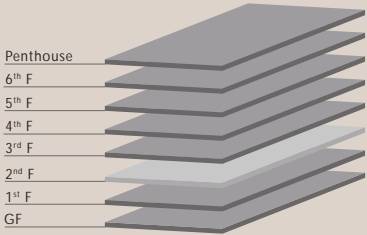
Total Area	68m <sup>2</sup>	732ft <sup>2</sup>
Kitchen / Living Room	7.1m x 5.3m	25'7" x 17'4"
Master Bedroom	3.4m x 5.6m	11'5" x 18'14"



Key:  
W - Wardrobe • AC - Airing Cupboard  
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SECOND FLOOR  
1 & 2 bedroom apartments

Key:  
W - Wardrobe • AC - Airing Cupboard  
WM - Washing Machine • S - Storage

2.1			
Total Area	74m <sup>2</sup>	797ft <sup>2</sup>	
Kitchen / Living Room	5.4m x 6.5m	17'8" x 21'9"	
Master Bedroom	3.4m x 3.5m	11'1" x 11'1"	
Bedroom 2	2.7m x 4.1m	8'10" x 13'5"	

2.2			
Total Area	132m <sup>2</sup>	1421ft <sup>2</sup>	
Kitchen / Living Room	4.7m x 9.3m	15'5" x 12'9"	
Master Bedroom	4.9m x 4m	16' x 13'1"	
Bedroom 2	5.1m x 2.7m	16'8" x 7'6"	

2.3			
Total Area	58m <sup>2</sup>	624ft <sup>2</sup>	
Kitchen / Living Room	7.4m x 3.1m	24'3" x 9'10"	
Master Bedroom	4.8m x 3.6m	15'8" x 11'9"	

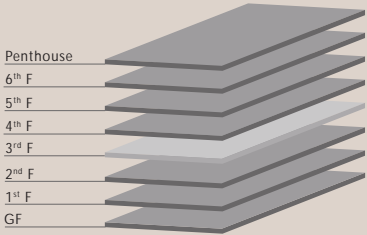
2.3a			
Total Area	51m <sup>2</sup>	5498ft <sup>2</sup>	
Kitchen / Living Room	5.3m x 4.5m	17'4" x 14'9"	
Master Bedroom	2.9m x 3.7m	9'6" x 12'1"	

2.4			
Total Area	105m <sup>2</sup>	1130ft <sup>2</sup>	
Kitchen / Living Room	7.5m x 5.1m	20'8" x 12'5"	
Master Bedroom	4.3m x 3.5m	14'1" x 9'2"	
Bedroom 2	3.8m x 2.9m	13'1" x 12'5"	

2.5			
Total Area	84m <sup>2</sup>	904ft <sup>2</sup>	
Kitchen / Living Room	5.25m x 4.5m	17'00" x 21'7"	
Master Bedroom	3.7m x 3.6m	12'1" x 11'5"	
Bedroom 2	4.4m x 3m	13'9" x 9'6"	

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THIRD FLOOR

1, 2 & 3 bedroom apartments

Key:  
W - Wardrobe • AC - Airing Cupboard  
WM - Washing Machine • S - Storage

3.1	75m <sup>2</sup>		807ft <sup>2</sup>
Total Area			
Kitchen / Living Room	4.7m x 6.5m	15'8" x 21'03"	
Master Bedroom	3.4m x 3.4m	11'1" x 11'1"	
Bedroom 2	2.7m x 4.1m	8'10" x 14'5"	

3.2	153m <sup>2</sup>		1647ft <sup>2</sup>
Total Area			
Kitchen / Living Room	4.7m x 8.2m	15'5" x 13'9"	
Master Bedroom	5.1m x 2.4m	16'4" x 7'6"	
Bedroom 2	4.9m x 2.7m	15'8" x 13'1"	
Bedroom 3	4.7m x 3.8m	15'5" x 12'1"	

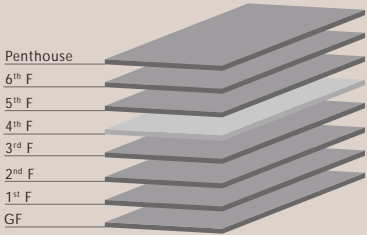
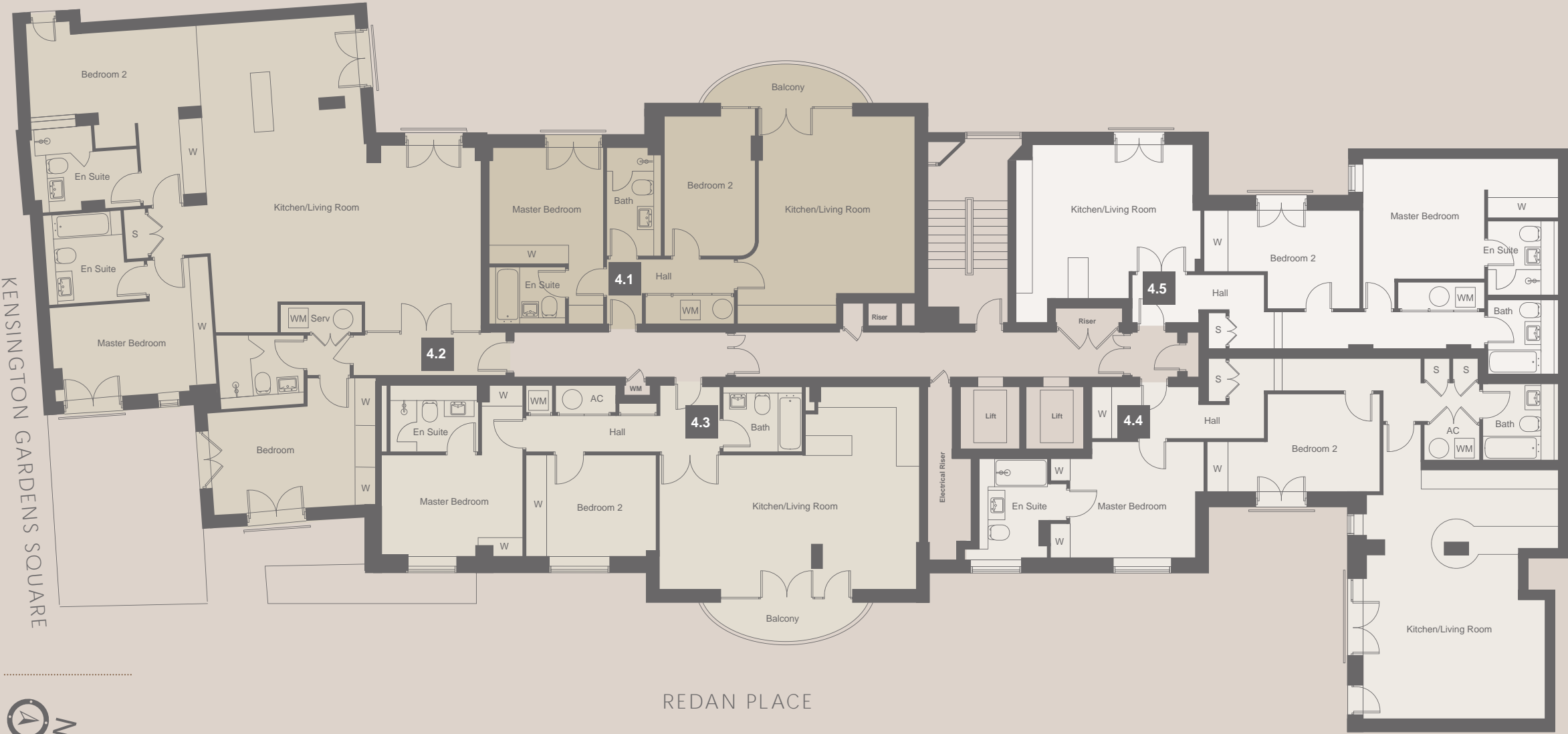
3.3	92m <sup>2</sup>		990ft <sup>2</sup>
Total Area			
Kitchen / Living Room	7.7m x 6.1m	25'3" x 12'9"	
Master Bedroom	4.3m x 5.1m	14'1" x 16'8"	
Bedroom 2	3.9m x 3m	12'9" x 9'10"	

3.4	110m <sup>2</sup>		1184ft <sup>2</sup>
Total Area			
Kitchen / Living Room	5.5m x 7.6m	17'00" x 24'11"	
Master Bedroom	3.9m x 3.4m	15'1" x 11'1"	
Bedroom 2	5.2m x 2.9m	17'00" x 9'6"	

3.5	83m <sup>2</sup>		893ft <sup>2</sup>
Total Area			
Kitchen / Living Room	5.5m x 4.6m	22'7" x 24'11"	
Master Bedroom	5.8m x 3.5m	19'00" x 11'5"	
Bedroom 2	4.5m x 2.6m	15'1" x 9'6"	

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FOURTH FLOOR

1, 2 & 3 bedroom apartments

Key:  
W - Wardrobe • AC - Airing Cupboard  
WM - Washing Machine • S - Storage

4.1

Total Area	75m <sup>2</sup>	807ft <sup>2</sup>
Kitchen / Living Room	4.7m x 6.5m	15'00" x 121'3"
Master Bedroom	3.4m x 3.4m	11'1" x 11'1"
Bedroom 2	2.7m x 4.1m	8'10" x 145"

4.2

Total Area	153m <sup>2</sup>	1647ft <sup>2</sup>
Kitchen / Living Room	4.7m x 8.2m	15'5" x 13'9"
Master Bedroom	5m x 2.4m	16'4" x 7'6"
Bedroom 2	4.8m x 2.8m	15'8" x 14'1"
Bedroom 3	4.8m x 3.8m	15'5" x 12'1"

4.3

Total Area	91m <sup>2</sup>	984ft <sup>2</sup>
Kitchen / Living Room	7.6m x 6m	25'3" x 19'18"
Master Bedroom	4.3m x 5.1m	14'1" x 16'8"
Bedroom 2	3.9m x 3m	12'9" x 9'10"

4.4

Total Area	106m <sup>2</sup>	1141ft <sup>2</sup>
Kitchen / Living Room	5.8m x 7.5m	17'00" x 24'11"
Master Bedroom	4m x 3.4m	15'1" x 11'1"
Bedroom 2	5.1m x 2.8m	17'00" x 9'6"

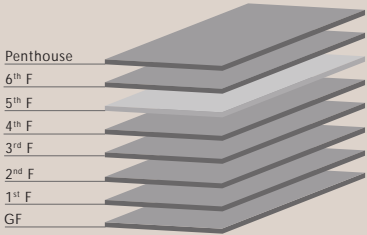
4.5

Total Area	84m <sup>2</sup>	904ft <sup>2</sup>
Kitchen / Living Room	5.7m x 4.6m	18'4" x 13'1"
Master Bedroom	5.8m x 3.5m	19'00" x 11'5"
Bedroom 2	4.4m x 3.2m	15'1" x 10'5"

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FIFTH FLOOR  
1, 2 & 3 bedroom apartments



Key:  
W - Wardrobe • AC - Airing Cupboard  
WM - Washing Machine • S - Storage

5.1				5.2				5.3				5.4			
Total Area		75m <sup>2</sup>	807ft <sup>2</sup>	Total Area		153m <sup>2</sup>	1647ft <sup>2</sup>	Total Area		91m <sup>2</sup>	984ft <sup>2</sup>	Total Area		59m <sup>2</sup>	638ft <sup>2</sup>
Kitchen / Living Room		4.7m x 5.3m	213" x 17'4"	Kitchen / Living Room		4.7m x 8.3m	15'5" x 15'5"	Kitchen / Living Room		7.7m x 6m	25'3" x 19'8"	Kitchen / Living Room		5.4m x 4.6m	17'00" x 16'00"
Master Bedroom		3.4m x 3.5m	11'1" x 11'1"	Master Bedroom		5m x 2.4m	16'4" x 7'6"	Master Bedroom		4.3m x 5.2m	14'1" x 16'8"	Master Bedroom		4.2m x 3.5m	14'1" x 10'5"
Bedroom 2		2.7m x 4.2m	8'10" x 14'5"	Bedroom 2		4.9m x 2.7m	15'8" x 13'1"	Bedroom 2		3.9m x 3.1m	12'9" x 9'10"				
				Bedroom 3		4.8m x 3.7m	15'5" x 12'1"								

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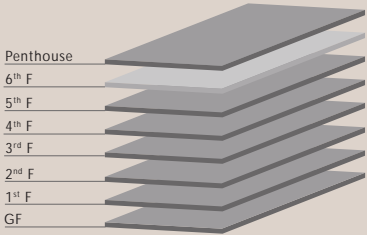
SIXTH FLOOR  
1 & 2 bedroom apartments

6.1			
Total Area	92m <sup>2</sup>	990ft <sup>2</sup>	
Kitchen / Living Room	7.1m x 6.3m	25'7" x 20'8"	
Master Bedroom	3.9m x 3.2m	12'9" x 10'5"	
Bedroom 2	3.4m x 3m	11'1" x 9'10"	

6.2			
Total Area	105m <sup>2</sup>	1131ft <sup>2</sup>	
Kitchen / Living Room	5.3m x 9.4m	17'4" x 17'4"	
Master Bedroom	4.4m x 5.2m	14'1" x 17'00"	
Bedroom 2	5.3m x 3m	17'4" x 9'10"	

6.3			
Total Area	86m <sup>2</sup>	926m <sup>2</sup>	
Kitchen / Living Room	7.5m x 6.1m	24'7" x 19'8"	
Master Bedroom	4m x 4.4m	13'5" x 11'5"	
Bedroom 2	3.7m x 3.1m	12'1" x 9'10"	

6.4			
Total Area	48m <sup>2</sup>	517ft <sup>2</sup>	
Kitchen / Living Room	5.1m x 5m	16'8" x 16'4"	
Master Bedroom	4m x 3.5m	13'5" x 11'5"	



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## STUDIO APARTMENTS

### GENERAL

- Engineered timber floor finishes to hallway and studio space
- Multi-point locking and spy hole to apartment entrance doors
- Mains supplied smoke detectors
- Power and telephone points to be provided to all apartments with facility for wireless intruder alarm to be fitted by tenant/owner at later date
- Fitted wardrobe

### KITCHENS

- Stainless steel 1 ½ bowl under mounted sink and stainless steel mixer tap
- Brushed stainless steel socket outlets above work surfaces
- Recessed LED ceiling downlights
- Miele stainless steel multi-function oven (Pureline 8 function)
- Miele integrated fridge / freezer 222l fridge 72l freezer
- Miele integrated multi-function dishwasher
- Miele four zone hob, touch control frameless
- Miele re-circulating integrated extractor
- Composite stone work surfaces with back painted glass / mirror splashbacks

### BATHROOMS

- Double ended white steel bath with bath filler and removal panel
- Polished chrome pull out handshower
- Polished chrome ceiling mounted showerhead and glass shower screen to baths where applicable. Polished chrome concealed thermostatic mixer / diverter
- White wall hung basin with polished chrome monobloc mixer tap
- Mirror cabinets with shelving and sockets
- White wall hung WC pan with soft close seat cover. Concealed cistern and dual flush plate
- Polished chrome ladder style thermostatically controlled heated towel rail
- Large format porcelain tiles to floor and selected walls
- Extraction / ventilation system
- Recessed downlighting
- Toilet roll holder and robe hooks

### HEATING / COOLING

- Metered water / electric supply
- Comfort cooling to reception room and master bedroom
- Plumbing for washer / dryer within vented utility cupboards
- Underfloor heating to all rooms

### ELECTRICAL FITTINGS & AV

- Television points to reception room (satellite and terrestrial)
- Cat 5 wiring for telephone and data point
- LED lighting throughout, including feature coffer to main space
- Polished chrome light switches and power sockets
- Dimmer system to lighting
- Video entry system viewed by individual apartment handset / screen
- Hardwired doorbell to all apartments
- Miele combi washer / dryer



Computer generated image is indicative only.





## 1, 2 & 3 BEDROOM APARTMENTS

### GENERAL

- Engineered timber floor finishes to hallways, reception room and bedrooms
- Multi-point locking and spy hole to apartment entrance doors
- Mains supplied smoke detectors
- Power and telephone points to be provided to all apartments for wireless intruder alarm to be fitted by tenant/owner at later date (not essential)
- Fitted wardrobes to all bedrooms

### KITCHENS

- Stainless steel 1 ½ bowl under mounted sink and stainless steel mixer tap
- Brushed stainless steel socket outlets above work surfaces
- Pop up socket outlets to island units where appropriate
- Recessed LED ceiling downlights
- Miele stainless steel multi-function oven (Pureline 8 function)
- Miele stainless steel combination microwave oven (Pureline)
- Miele integrated fridge / freezer 222l fridge 72l freezer
- Miele integrated multi-function dishwasher
- Miele four zone hob, touch control frameless

- Miele re-circulating integrated extractor
- Composite stone work surfaces with back painted glass / mirror splashbacks
- Miele inbuilt coffee machines (3 bed apartments only)

### BATHROOMS

- Double ended white steel bath with bath filler and removal panel
- Polished chrome pull out handshower
- Polished chrome ceiling mounted showerhead and glass shower screen to baths and shower areas. Polished chrome concealed thermostatic mixer / diverter
- White wall hung basin with polished chrome monobloc mixer tap
- Mirror cabinets with shelving and sockets
- White wall hung WC pan with soft close seat cover. Concealed cistern and dual flush plate
- Polished chrome ladder style thermostatically controlled heating towel rail
- Large format porcelain tile to floor and selected walls, including shower area where applicable
- Extraction / ventilation system
- Recessed LED downlighting
- Toilet roll holder and robe hooks

### HEATING / COOLING

- Metered water / electric supply
- Comfort cooling to reception room and bedrooms
- Plumbing for washer / dryer within vented utility cupboards
- Underfloor heating to all rooms

### ELECTRICAL FITTINGS & AV

- Television points to reception room and main bedroom (satellite and terrestrial)
- Telephone and high speed data point to reception and main bedrooms
- AV wiring
- LED downlighters throughout, including feature coffer to main space
- 5 amp light circuit to main rooms and master bedroom
- Polished chrome lighting switches and power sockets
- Dimmer system to lighting
- Video entry system viewed by individual apartment handset / screen
- Hardwired doorbell to all apartments
- Miele combi washer / dryer



Computer generated image is indicative only.



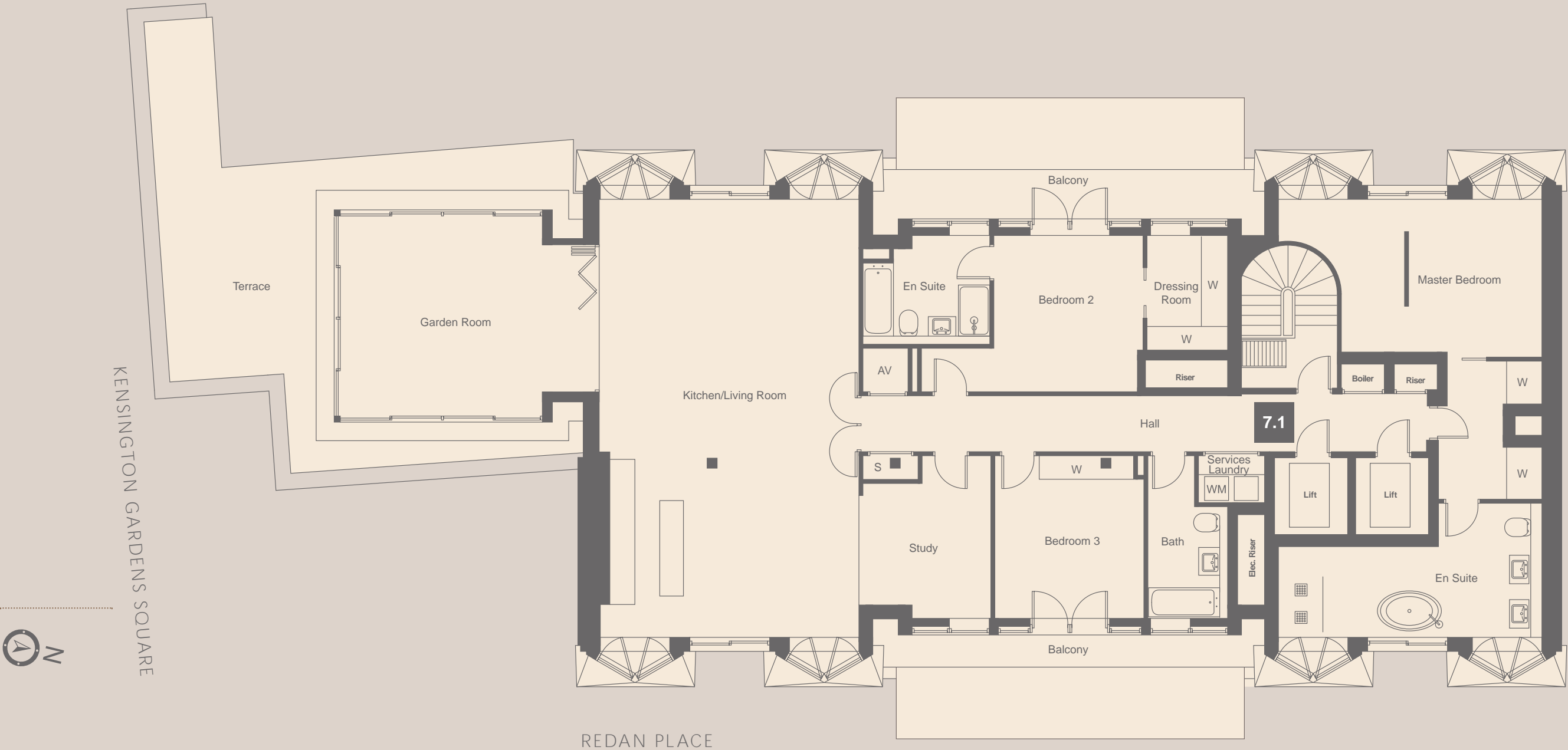


## THE PENTHOUSE



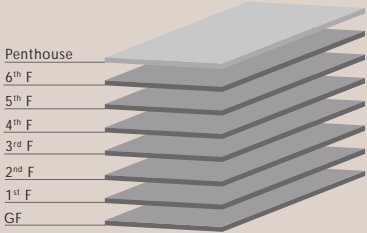






THE PENTHOUSE  
3 bedroom apartment

7.1			
Total Area	236m <sup>2</sup>	2540ft <sup>2</sup>	
Kitchen / Living Room	6.5m x 10.9m	21'3" x 359"	
Master Bedroom	6.5m x 3.8m	20'4" x 12'5"	
Bedroom 2	5.8m x 3.9m	19'00" x 12'9"	
Bedroom 3	3.7m x 4m	12'1" x 13'1"	
Study	3.3m x 4m	10'9" x 13'1"	



Key:  
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WM - Washing Machine • S - Storage

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## THE PENTHOUSE

### GENERAL

- Engineered timber floor finishes to hallways, reception rooms, kitchen area and bedrooms
- Multi-point locking and spy hole to apartment entrance doors – located in front of sliding lift doors and to escape staircase
- Mains supplied smoke detectors
- Power and telephone points to be provided to all apartments with wireless intruder alarm
- Fitted wardrobes to bedrooms and dressing areas

### KITCHENS

- Stainless steel 2 bowl under mounted sink and stainless steel mixer tap
- Brushed stainless steel socket outlets above work surfaces
- Pop up socket outlets to island
- Recessed LED ceiling downlights
- Miele stainless steel multi-function oven (Contour line)
- Miele stainless steel combination microwave oven
- Miele integrated fridge / freezer 222l fridge 72l freezer
- Miele integrated multi-function dishwasher
- Miele four zone hob, touch control frameless (Miele KM 6389 Hob, flush fit or the like)

- Miele re-circulating integrated extractor
- Miele in built coffee machine
- Marble / stone work surfaces with back painted glass / mirror splashbacks

### BATHROOMS

- Double ended white steel bath with bath filler and removal panel
- Polished chrome pull out handshower
- Polished chrome concealed ceiling mounted showerhead and glass shower screen to baths and shower areas. Polished chrome concealed thermostatic mixer / diverter
- White wall hung basin with polished chrome monobloc mixer taps
- Mirror cabinets with shelving and sockets
- White wall hung VVC pan with soft close seat / cover. Concealed cistern and dual flush plate
- Polished chrome ladder style thermostatically controlled heating towel rail
- Large format porcelain tile to floor selected walls
- Extraction / ventilation system
- Recessed LED downlighting
- Toilet roll holder and robe hooks

### HEATING / COOLING

- Metered water / electric supply
- Comfort cooling to all rooms
- Plumbing for washer and dryer within vented utility cupboard
- Underfloor heating to all rooms

### ELECTRICAL FITTINGS & AV

- Television points to reception room and main bedroom (satellite and terrestrial)
- Telephone and high speed data point to reception and all bedrooms
- AV storage cupboard
- Recessed LED downlighters throughout
- Automatic lighting to laundry / storage cupboards
- 5 amp light circuit to main rooms and master bedroom
- Polished chrome lighting switches and power sockets
- Full integral lighting system with central control point
- Video entry system viewed by apartment handset / screen
- Hardwired doorbell
- Miele combi washer / dryer







ENQUIRIES

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While these particulars and plans are prepared for the convenience of intending purchasers, the information contained is a guide only and at this stage is a draft.  
These information should not be relied upon as statements of fact, this information does not constitute a contract or warranty.  
The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.  
50 Kensington Gardens Square is a marketing name only. February 2016.





