

GARDEN HOUSE, BAYSWATER, W2





### Key Features

- Elegant two-bedroom apartment
- Open-plan kitchen fitted with high spec Miele appliances
- Luxurious marble bathrooms and bespoke furnishings
- Direct access to beautiful residential gardens
- Close to local amenities within Bayswater

### Description

An elegant two-bedroom apartment situated on the 4th floor of a classic Grade II listed building. It has recently been refurbished to an incredibly high standard, whilst retaining its original features and bespoke furnishings. The apartment boasts direct access to the beautiful Kensington Gardens Square, a peaceful communal garden offering an escape from busy central London beneath a canopy of trees. It is pet friendly and newly modernised, creating a comfortable yet attractive living space. It is comprised of an interior designed open-plan kitchen, fully fitted with high quality Miele appliances, and the luxurious bedrooms feature custom built-in wardrobes. The bathrooms, including one ensuite, are made from beautiful polished marble combined with a classic wood finish for a timeless feel. The building benefits from a lift service and a laundry room, as well as 24-hour maintenance help and security for residents.

### Situation

Located just a short distance from Notting Hill and the gorgeous green spaces of Hyde Park, the closest tube stations are Bayswater (Circle and District lines), Queensway (Central line) and Royal Oak (Circle, Hammersmith & City lines).

**GARDEN HOUSE,  
BAYSWATER, W2**

## Terms

**Price:** £1,270.00 per week

**Furnished/Unfurnished:** Furnished or Unfurnished

**Local Authority/Council Tax:** Westminster Band G £1,621.94

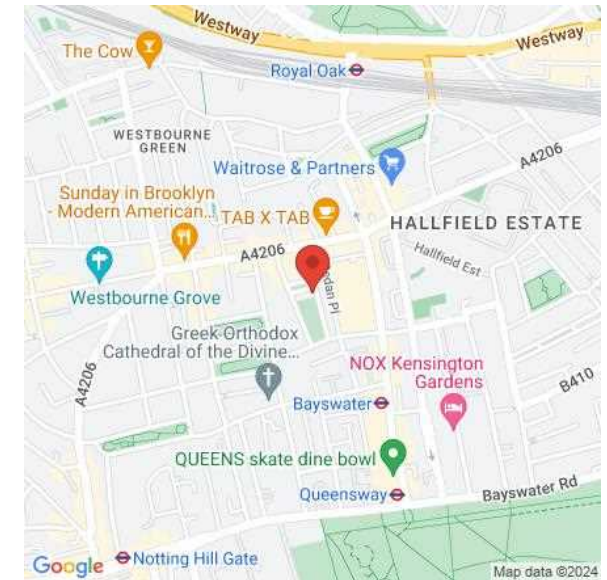
**Viewing** To view, please call 020 7043 8431

**Parking** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees.

We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	78	82
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



 **M2property**

M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH T 020 7043 8432 E info@m2property.com www.m2property.com

We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments we have taken all reasonable steps to ensure the accuracy of the details contained herein, however such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan if shown is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.