



50 KENSINGTON GARDENS SQUARE  
LONDON, W2  
£8,666 Per Month

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

A stunning 2 bedroom penthouse style property with air conditioning, 2 roof terraces and skyline views. Situated in a modern development with 24 hour concierge, swimming pool, gymnasium & sauna as well as underground parking and communal gardens. Quietly situated on the 6th & 7th floor, the open plan kitchen/reception offers very light and airy entertainment space with direct access onto a sunny, 28 foot terrace.

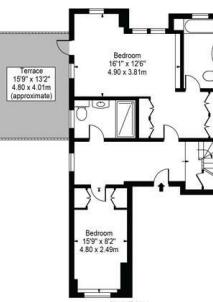
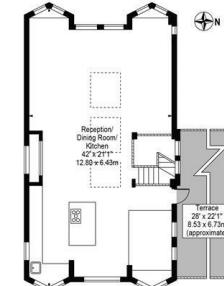
The master bedroom boasts its own private 16 foot terrace and luxury bathroom. Further offering a second

double bedroom and shower room. Furnished impeccably throughout to a luxury standard. Unfurnished by arrangement. Available immediately.

Situated between Paddington and Notting Hill, close to Hyde Park and steps away from a multitude of shops and restaurants. The closest underground is Bayswater, just a 5 minute walk.



Kensington Gardens Square  
Approx. Gross Internal Area 1503 Sq Ft - 139.63 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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