

# ROKSTONE

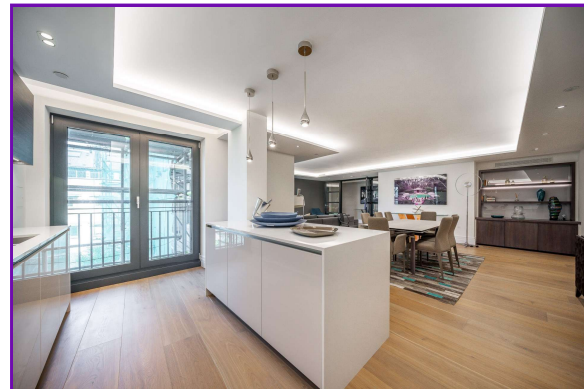


## Kensington Gardens Square

50 Kensington Gardens Square is an inspiring example of heritage and contemporary design situated in the heart of Bayswater. This boutique development is a collaboration between award-winning architects, Brimelow McSweeney, and interior designer Lynne Hunt, offering an impeccable level of design, detail and specification to create a first-class living experience in one of London's most sought after areas.

Positioned on one of the capital's most illustrious garden squares, this beautiful apartment consists of a spacious open plan living area, master bedroom suite, two further bedrooms one of which with an en suite bathroom, and an additional bathroom. This elegant apartment offers a contemporary design whilst maximising space, offering an abundance of storage throughout. The property further benefits from 24hour concierge service and underground parking.

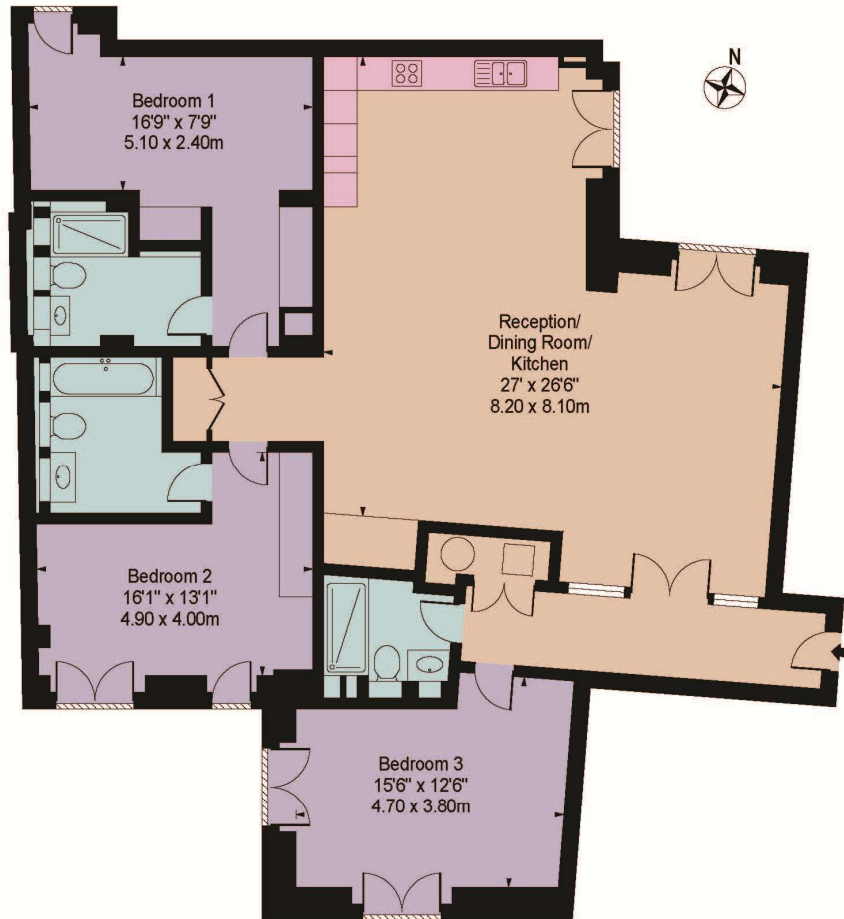
**Price £3,640,000**



5 Dorset Street London W1U 6QJ  
Tel: 020 7580 2030 | Email: [enquiries@rokstone.com](mailto:enquiries@rokstone.com)  
<http://www.rokstone.com>

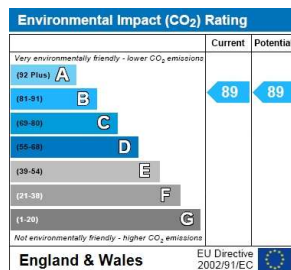
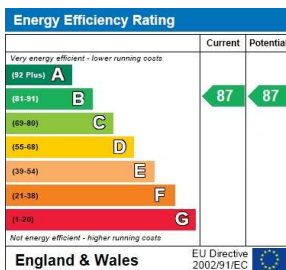
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## Kensington Gardens Square Approx. Gross Internal Area 1647 Sq Ft - 153.01 Sq M



Fourth Floor  
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

Local Authority: Westminster City Council  
 Tenure: Leasehold  
 Lease: -2018  
 Service Charge: £12,352.50PA  
 Ground Rent: £0PA