

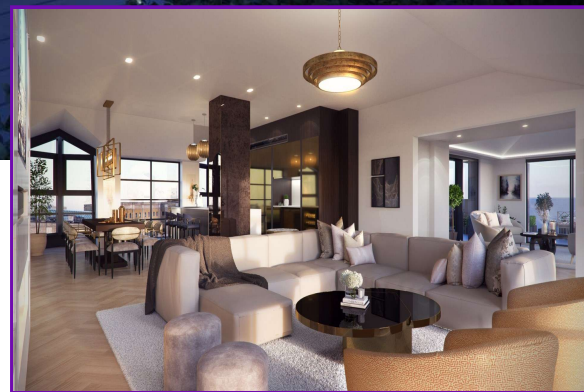
# ROKSTONE



## Kensington Gardens Square, Bayswater W2

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 with direct lift access, consists of a spacious open plan living area leading onto an impressive roof terrace. The sleeping quarters comprise a master bedroom suite with a walk-in wardrobe and two further bedroom suites with private balconies. This elegant apartment offers a contemporary design whilst maximising space, offering an abundance of storage throughout, the added benefit of a study and attractive views of the London skyline. The property further benefits from 24hour concierge service and underground parking.



**Price £7,195,000**

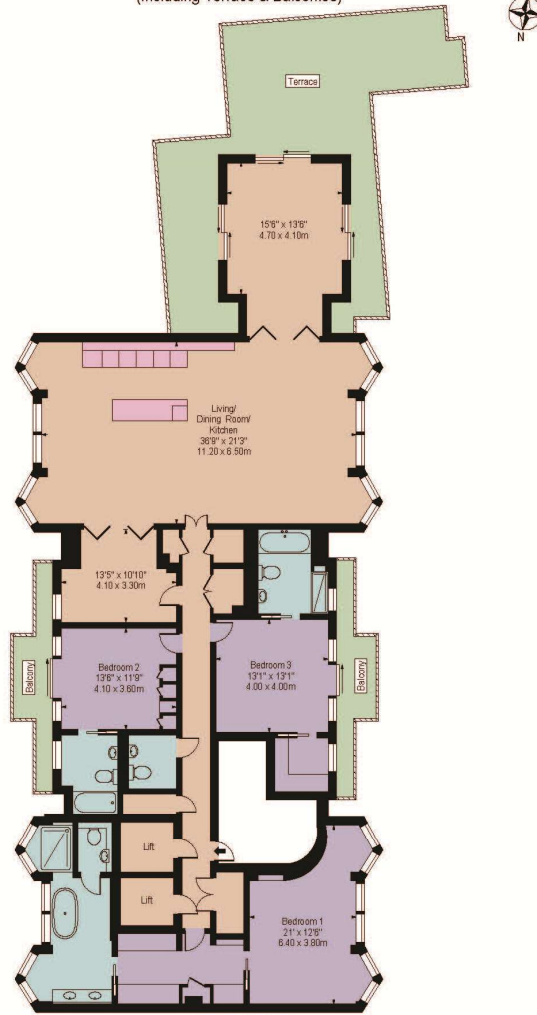
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Kensington Gardens Square  
Approx. Gross Internal Area 2540 Sq Ft - 236 Sq M  
(Excluding Lift)  
Approx. External Area 744 Sq Ft - 69.15 Sq M  
(Including Terrace & Balconies)



Seventh 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: 977

Service Charge: £19,777.50PA

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