

# SOMMERVILLE FLURY



## Flat 1, 22 Kensington Gardens Square, London W2 4BE

An impressive two bedroom apartment with a wonderful double reception room, private terrace and communal gardens access. Looking over a beautiful and tranquil private garden, this Grade II listed, white stucco fronted building has been meticulously refurbished to the highest specification. Many original features, such as staircase balustrades, ceiling roses, cornicing and fireplaces have been carefully restored or replicated where necessary, ensuring that the apartment maintains its period charm. The property is equipped with the finest contemporary fixtures and fittings, including a bespoke Roundhouse kitchen with Miele appliances, luxuriously designed bathrooms, underfloor heating, oak herringbone floors and RAKO mood lighting; all of which guarantee unsurpassable comfort. The apartment benefits from its own terrace and access to the private gardens which are directly opposite. Kensington Gardens Square is ideally positioned, close to the popular shopping destinations of Westbourne Grove and Ledbury Road. Nestled between Hyde Park and Notting Hill, the property will undoubtedly benefit from the regeneration around Whiteleys, which will make Queensway and Bayswater one of the most desirable areas in Prime Central London. It is served by excellent transport links and is within close proximity of Notting Hill (Central, District & Circle Lines), Bayswater (District & Circle) and Queensway (Central Line) tube stations. Local Authority: City of Westminster.

2 Bedrooms : En Suite Bathroom : Bathroom : Guest WC : Reception Room : Dining Room : Kitchen  
: Terrace : Garden : Patio : Communal Gardens : EPC Rating D

**£2,500,000 Subject To Contract**

Leasehold; plus share of Freehold

**Somerville Flury**  
1 Mayfair Place  
London  
W1J 8AJ  
Tel: +4420 3205 7260



# Terms and Conditions

## Price

£2,500,000 Subject To Contract

## Tenure

Leasehold; plus share of Freehold

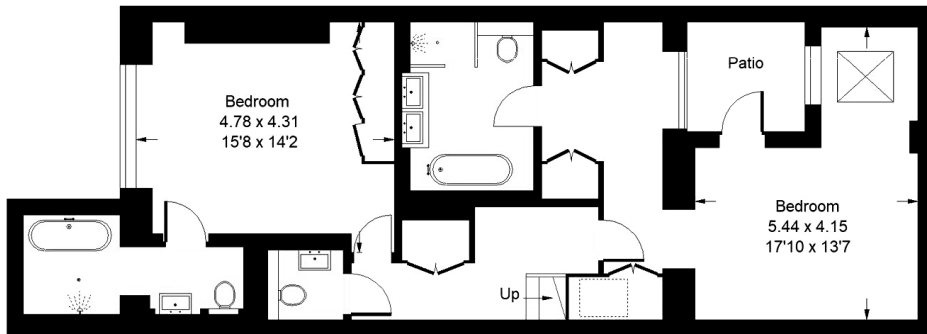
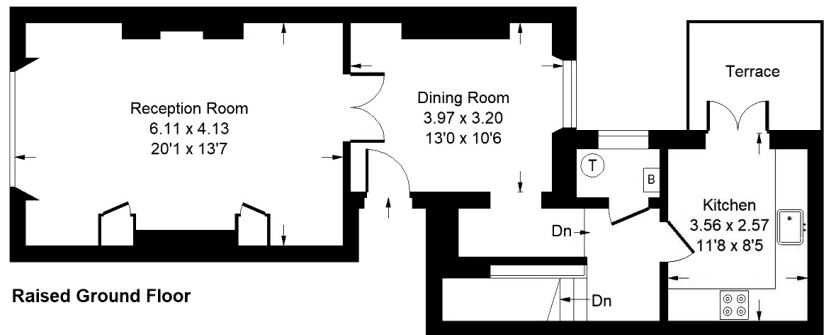
### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.



# Kensington Gardens Square, W2

Approx. Gross Internal Area  
135 sq m / 1453 sq ft



☐ = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	66	66	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.