



KENWAY ROAD
LONDON SW5



Set behind a pretty period facade on a charming street is this impeccably presented 4-bedroom house with garage offering 3,459 sq ft / 321 sq m of contemporary-style accommodation with a magical private garden to the rear.

On just four floors, the open-plan ground floor accommodation incorporating sitting room, dining room and kitchen features polished concrete floors and floor-to-ceiling sliding doors across the entire width of the house which frame gorgeous views of the lawned garden, which is planted with a variety of mature trees and shrubs.

Upper floors feature wide-plank wood or concrete floors and boast exceptional light, whilst the lower floor houses a large utility and storage room as well as an additional bedroom with shower room.





Kenway Road is at the heart of a charming residential conservation area known locally as Kenway Village, yet just moments from the bustle of Earl's Court Road with its array of supermarkets, restaurants, bars and cafes. Earl's Court station provides excellent transport links (Circle, District & Piccadilly Underground lines) to Heathrow Airport, the City and West End.

MINIMUM TENANCY LENGTH
12 Months

DEPOSIT
Equivalent to six weeks' rent.

LOCAL AUTHORITY
Kensington & Chelsea

COUNCIL TAX
Band H

CONTENTS
Furnished / Unfurnished

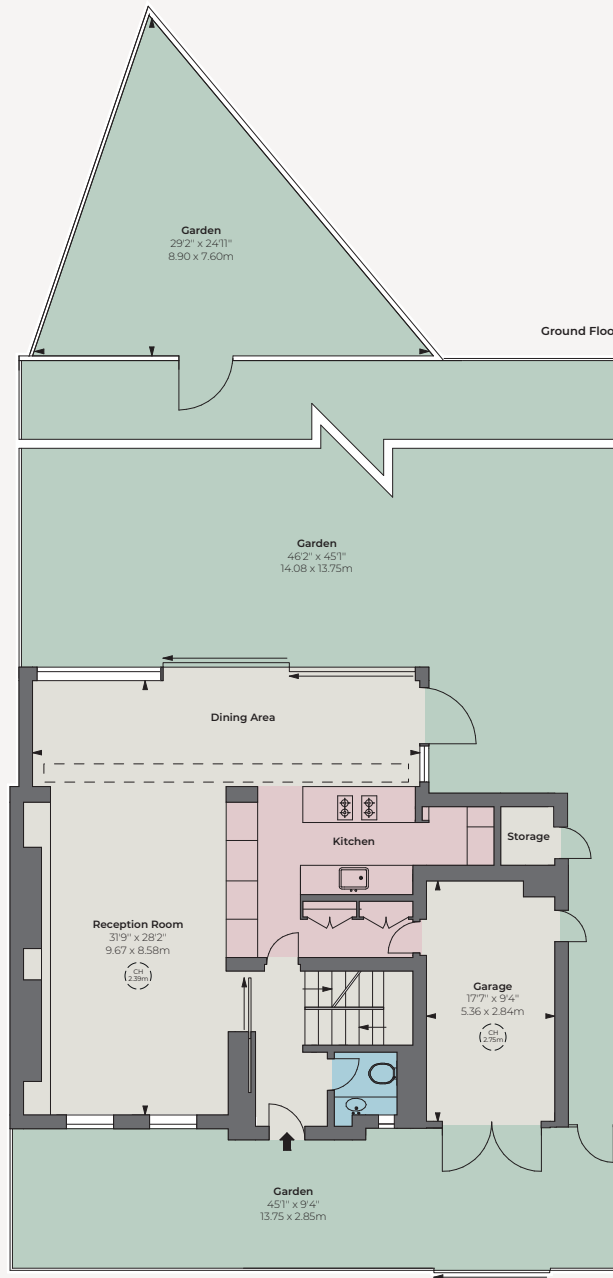
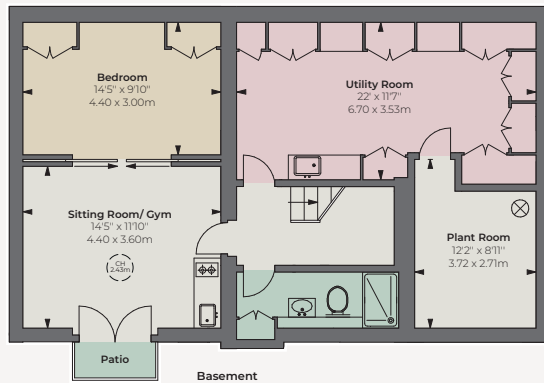
APPROXIMATE GROSS INTERNAL AREA

3,459 sq ft / 323.82 sq m

 Hatched Area: Under 1.5m
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

© Alex Winship Photography Ltd.



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