

# pomp properties



## **Durrels House Warwick Gardens, Kensington** **Asking Price £1,130,000**

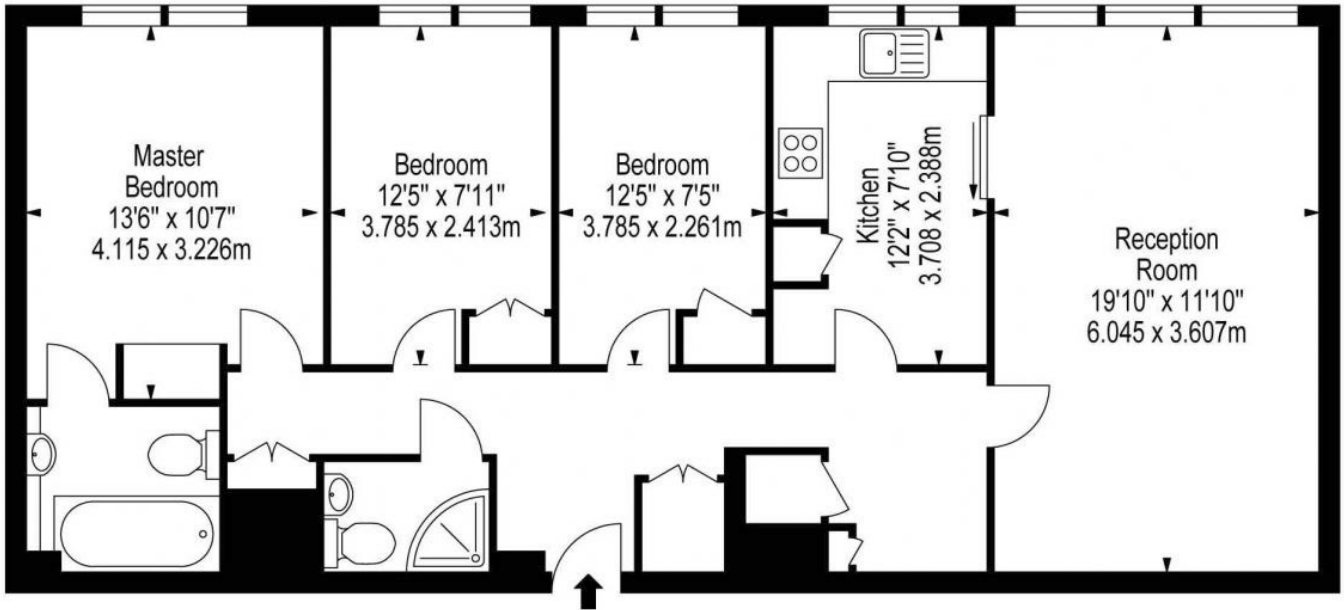
Another Pomp Exclusive! An opportunity to buy a three double flat in a modern purpose built block close to Earls Court and Kensington. The property is on the second floor with lift and porter. The accommodation comprises a well proportioned reception room; modern well fitted kitchen; master bedroom with en-suite bathroom; 2 further double bedrooms and 2nd bathroom.

Located close to Kensington High Street, the property is a short walk away from many local amenities and is also a short stroll to Earls Court Tube Station. South Kensington and Imperial College is also easily accessible to the property either by foot or public transport.



# Floor Plan

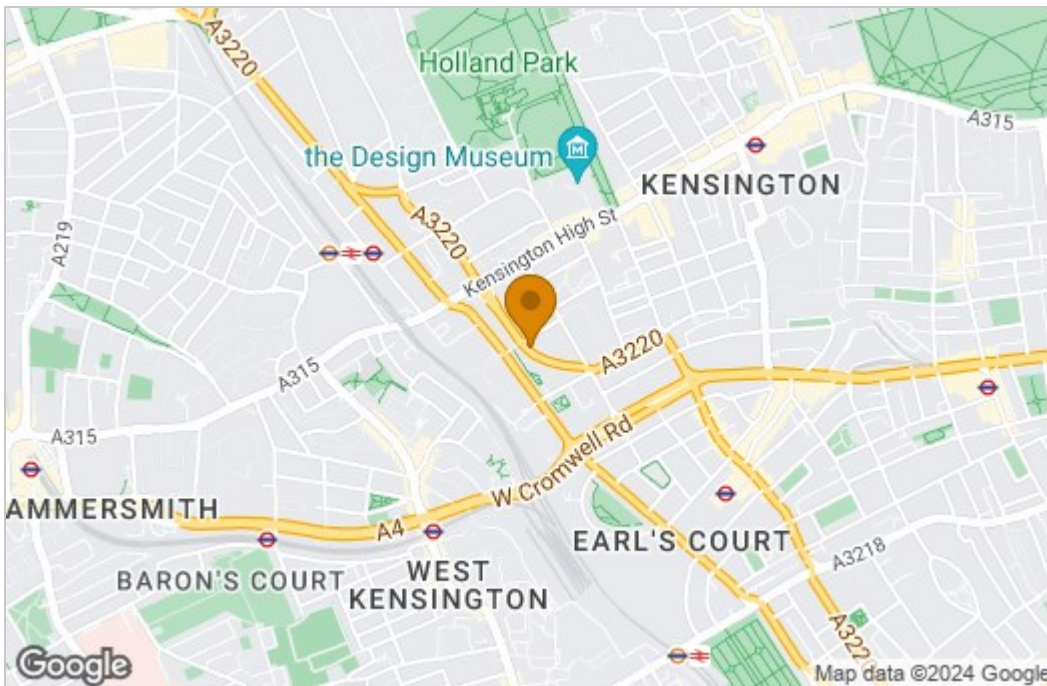
Durrels House  
Warwick Gardens W14



Second Floor

Approx Gross Internal Area **923 Sq Ft - 85.75 Sq M**  
 Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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