



## Knaresborough Place, Earl's Court, SW5

**£1,625 Per Month**

\*\*\*\* All utility bills, WiFi and TV licence included in £375 pw except council tax \*\*\*\*

Well-presented studio flat situated on the third floor in the heart of Earl's Court.

The property comprises a bright studio with a kitchenette, large window and fully-tiled bathroom. Further benefits include all bills included in the rent, plenty of natural light coming through the window, wooden floor throughout the flat and high ceiling.

The flat is also just a short walk away from the large selection of shops, bars and restaurants that Kensington has to offer.

Transport links include Earl's Court Tube Station (Piccadilly & District lines) within 5 minutes walking distance.

- All utility bills included except council tax
- Fully tiled bathroom
- Ample natural lights through large window
- Many amenities nearby
- Bright studio
- Wood flooring
- Day porter
- Mini kitchen
- High ceiling
- Close to Earls Court station



| Energy Efficiency Rating                                                                                                |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                            |           |
|-------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                 | Potential | Current                                                                                                                                                   | Potential |
| 76                                                                                                                      | 78        |                                                                                                                                                           |           |
| <small>Low energy efficient - lower heating costs</small><br><small>Not energy efficient - higher heating costs</small> |           | <small>Low environmental impact - lower CO<sub>2</sub> emissions</small><br><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> |           |
| England & Wales                                                                                                         |           | England & Wales                                                                                                                                           |           |