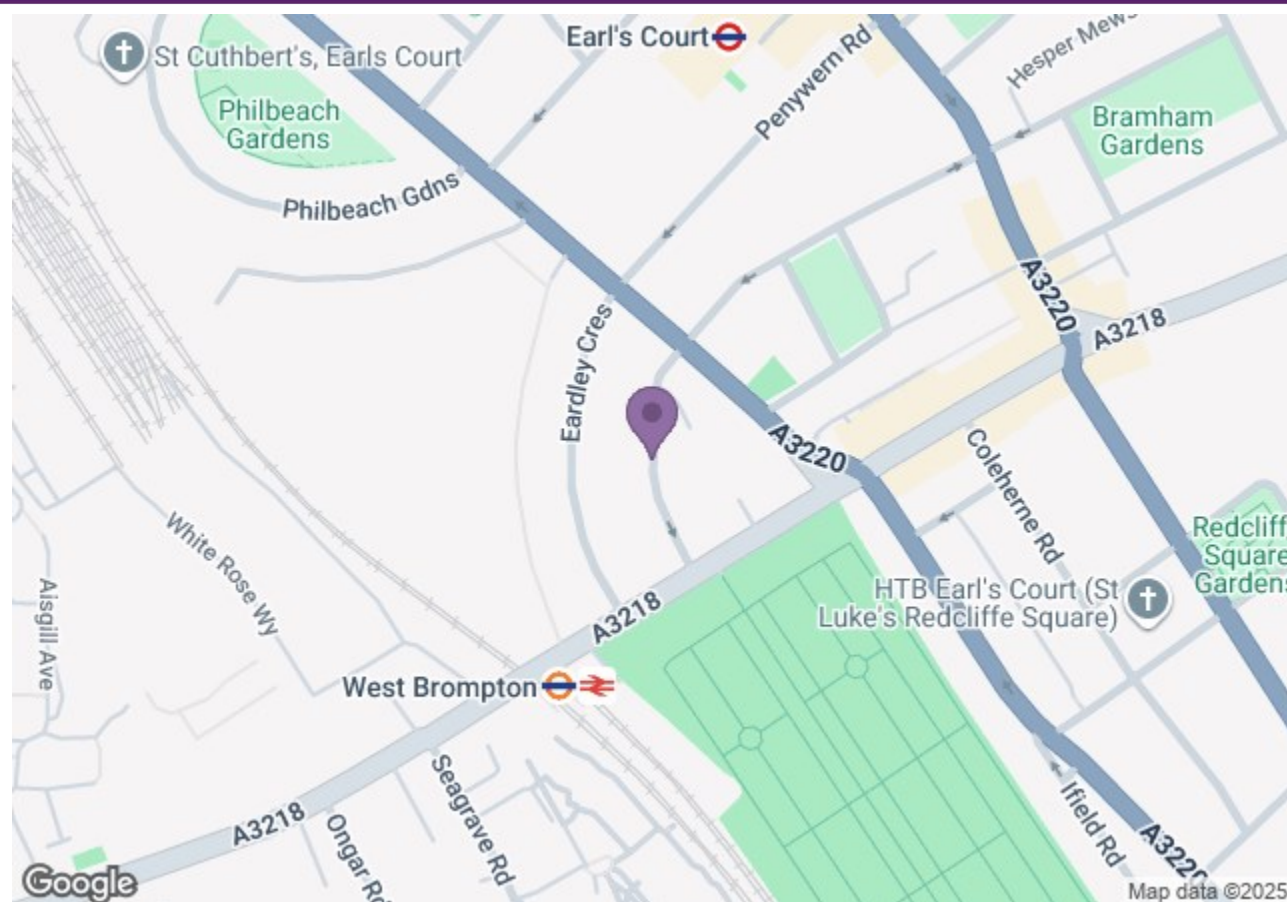




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 72      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 89        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

## Kempsford Gardens, Earls Court, SW5 9LH

£2,250 PCM

Subject to Contract

- Impressive building
- Sizeable one bedroom with fitted wardrobes
- Gas central heating
- Hardwood worktop in modern fitted kitchen
- In the heart of Earls Court
- High ceilings
- With character
- Modern fitted wet-room style bathroom



**Kempford Gardens, SW5 9LH**

Light-filled penthouse.... well-proportioned one double bedroom apartment, with high ceilings, carved out of this impressive, beautifully maintained period style building, located on the second floor. Within close proximity of the trendy shops and boutiques of Brompton and Knightsbridge.

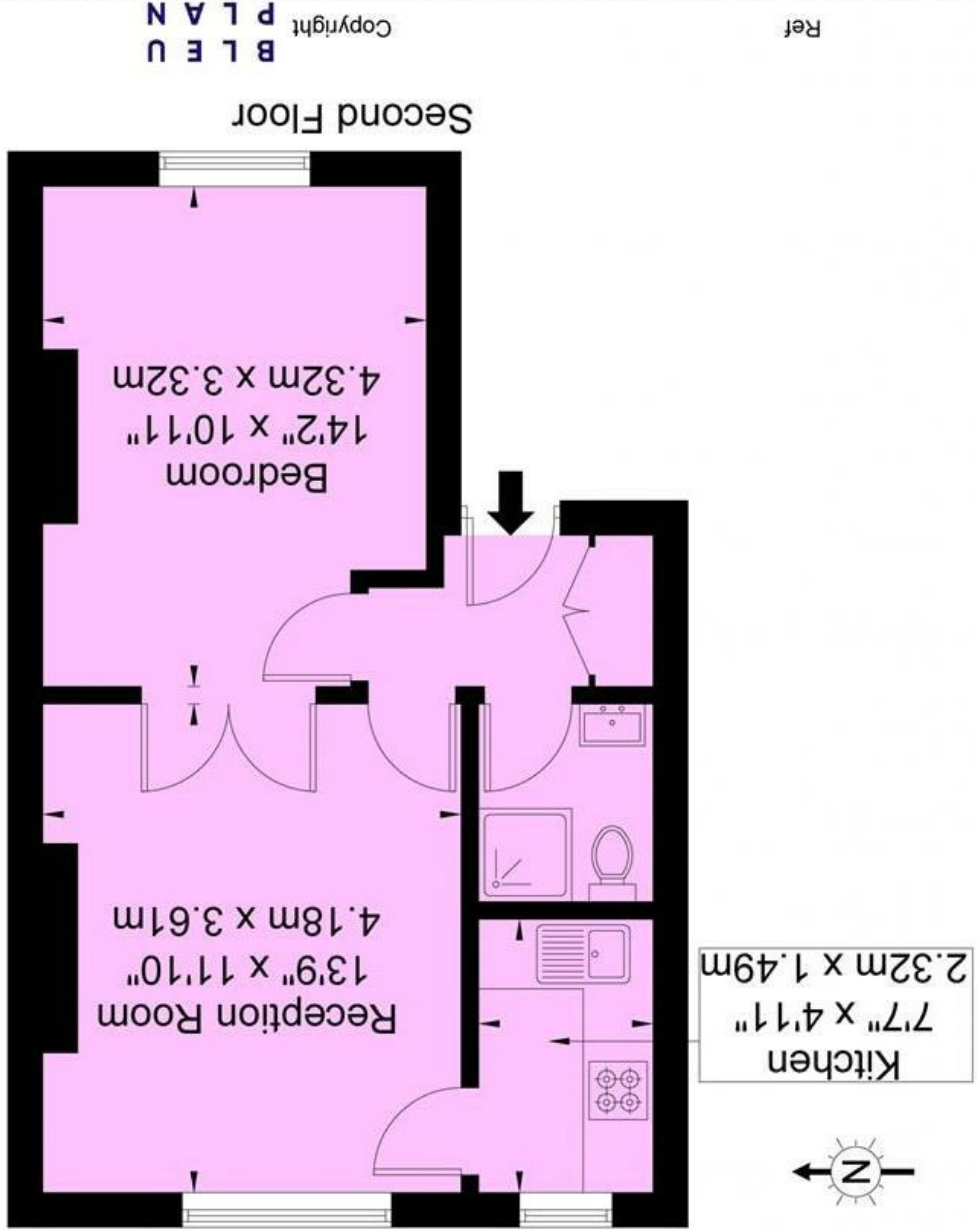
The property offers a generous 426 sq ft of living/entertaining space, large sash windows & gas central heating throughout consisting of fitted shelving to alcoves and views over tree-lined avenue to the front, from the reception room, hardwood kitchen, overlooking gardens from a double bedroom with extensive wardrobe space and a modern fitted wet-room style bathroom.

The nearest underground stations are West Brompton and Earls Court.

Available 16th September

**Kempford Gardens, SW5 9LH**

Approx. Gross Internal Area = 39.6 sq m / 426 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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