



Collingham Gardens  
South Kensington, SW5









A recently refurbished two bedroom flat on the second floor of a smart period conversion with lift access. The flat benefits from a south facing reception room with an open plan fully fitted kitchen, two bathrooms and a large roof terrace.

- A south facing second floor apartment with lift access and views over communal gardens.
- Two bedrooms, two bathrooms, open plan kitchen reception and decked terrace.
- In close proximity to Gloucester Road, South Kensington and Earls Court tube stations

### £5,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	77
49-54	E		
41-48	F		
35-39	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

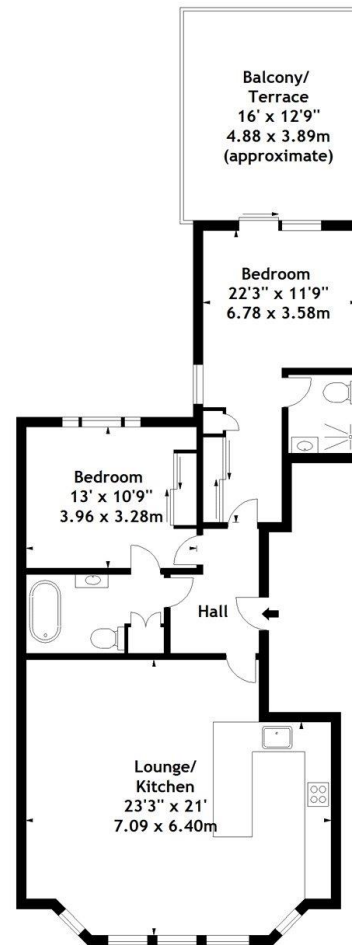
**Minimum Term:** 12 months  
**Deposit Required:** £5,769.23  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished, Part Furnished**

### Chestertons South Kensington Lettings

44-48 Old Brompton Road  
 South Kensington  
 London  
 SW7 3DY

[southkensingtonlettingsusers@chestertons.co.uk](mailto:southkensingtonlettingsusers@chestertons.co.uk)  
 02075891244

Collingham Gardens, SW5  
Approx. Gross Internal Area  
958 Sq Ft - 89.00 Sq M



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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