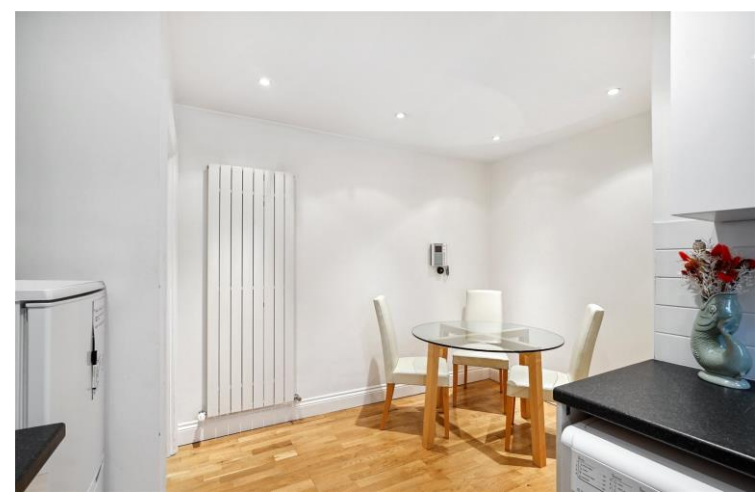




Collingham Road  
South Kensington, SW5

CHESTERTONS









A stunning one bedroom duplex on the on the ground and first floor of this period building with direct access onto the communal gardens via the lower ground floor.

The property comprises a very nice reception room with a separate kitchen fully fitted and equipped, high ceilings, large bay window, mixture of wooden floors and carpets, a modern bathroom and a spacious bedroom with plenty of built-in storage.

**\*HOT WATER AND HEATING INCLUDED IN THE RENT\***

Ideally located in South Kensington, it is only a short walk from Gloucester Road tube station and all its amenities, restaurants, coffee shops.

- 1 bedroom duplex apartment
- Ground and first floor
- Over 650 square feet
- Rent inclusive of hot water and heating
- Access to communal gardens

**£3,000 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
90-100	A		
81-90	B		
71-81	C	71	82
61-71	D		
51-61	E		
41-51	F		
31-41	G		

Not energy efficient - higher running costs

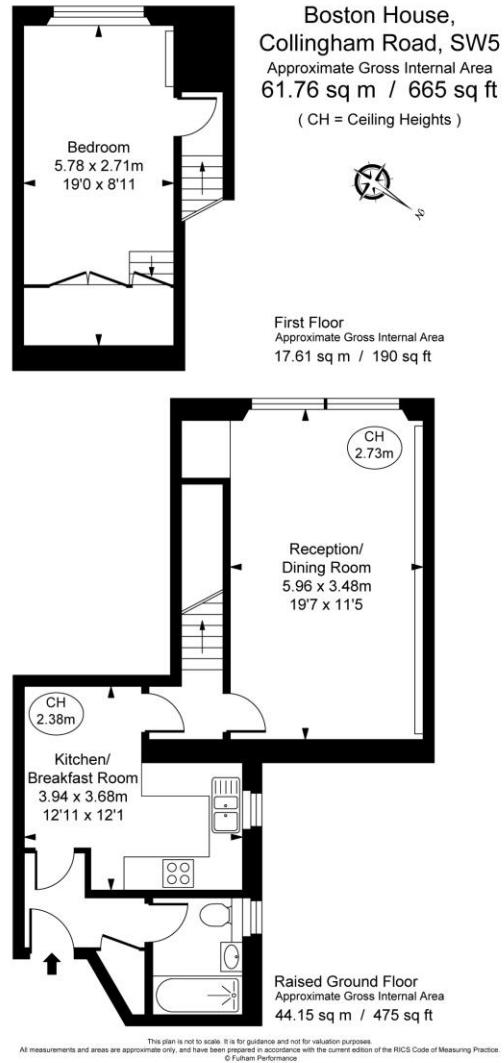
EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £3,461.54  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** F  
**EPC Rating:** C  
**Furnished**

*Chestertons South Kensington Lettings*

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

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



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