



**KINGS ROAD SLOANE SQUARE SW3**  
*£1,295 PER WEEK AVAILABLE 10/05/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Kings Road Sloane Square SW3**

**£1,295 Per Week  
Furnished**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- 2 Bedrooms, - 2 Bathroom, - Communal Heating, - Lift, - Porter, - Roof Terrace, - Furnished, - 940 Squared Feet Lateral Space, - Council Tax Band F

## Council Tax

Council Tax Band F

## Hamptons

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# { A RECENTLY REFURBISHED TWO BED APARTMENT WITH ROOF TERRACE

## The Property

A fantastic recently refurbished two bed two bathroom apartment located in this portered block on the Kings Road. The apartment is located on the second floor (with lift) comprising kitchen, separate dining area, reception room with excellent light and access to a fantastic private roof terrace. The principal bedroom offers good storage with an en-suite shower room. There is a further good size double bedroom and family bathroom. Offering 940 squared feet of lateral living space furnished with the heating and hot water included in the rent available from 10th May.

## Location

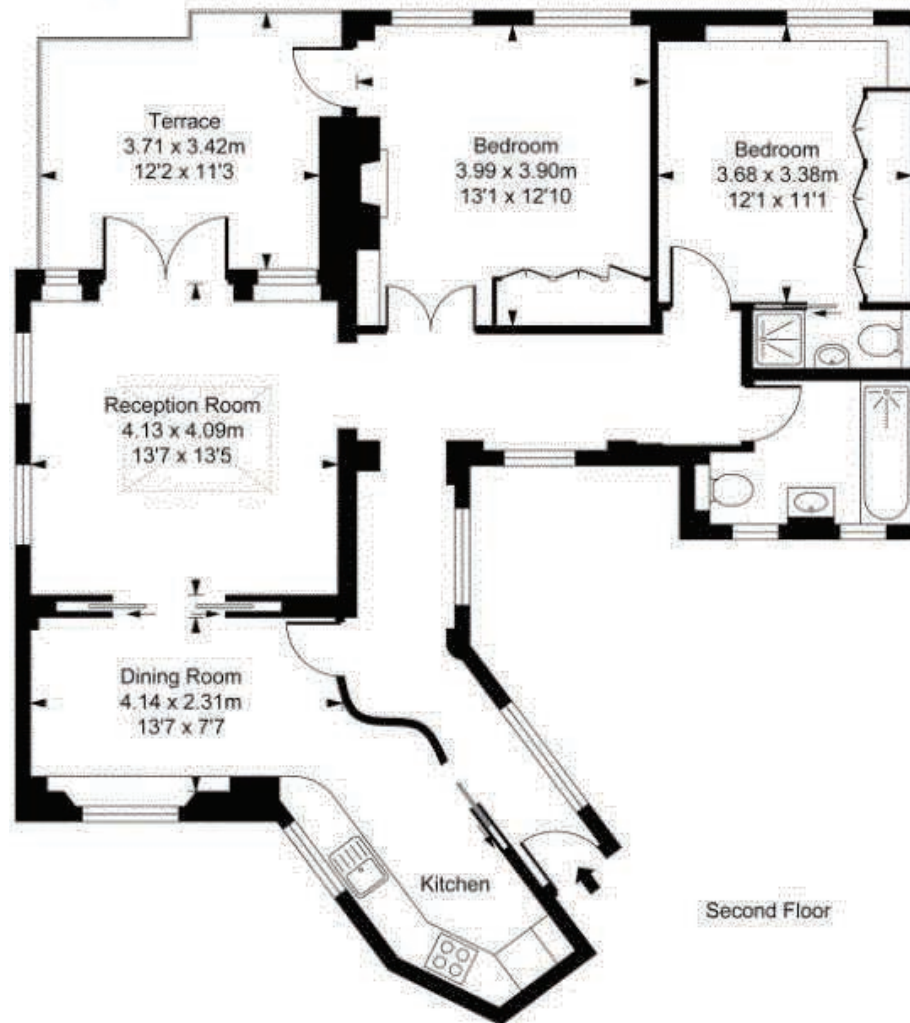
Kings Court North is a well run building situated on the Kings Road, moments from the amenities of the King's Road and transport links at Sloane Square (Circle and District lines 0.7 miles away).





# Kings Court North, SW3

Approximate Gross Internal Area  
87.36 sq m / 940 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
 © Fulham Performance

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	63	73
45-54	E		
35-44	F		
1-34	G		
<small>For more information on energy costs</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small>	

