



**EASTON COURT, SMITH STREET LONDON**  
*£750 PER WEEK AVAILABLE 21/06/2024*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Easton Court, Smith Street London  
SW3

£750 Per Week  
Unfurnished

 1 Bedroom  
 1 Bathroom  
 1 Reception

## Features

- 1 Bedroom, - 1 Bathroom, - Patio, - Air  
Conditioning, - Unfurnished, - Pet Friendly,  
- Council Tax Band F

## Council Tax

Council Tax Band F

## Hamptons

7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
020 7824 8242  
sloanesquarelettings@hamptons.co.uk  
www.hamptons.co.uk

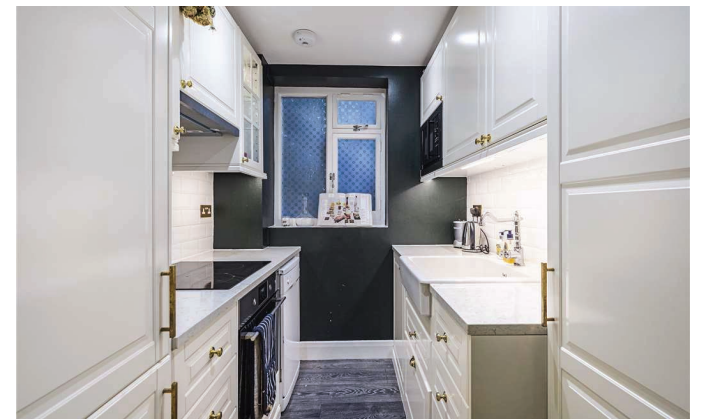
# { A SUPERB ONE BEDROOM GARDEN FLAT WITH LARGE PATIO

## The Property

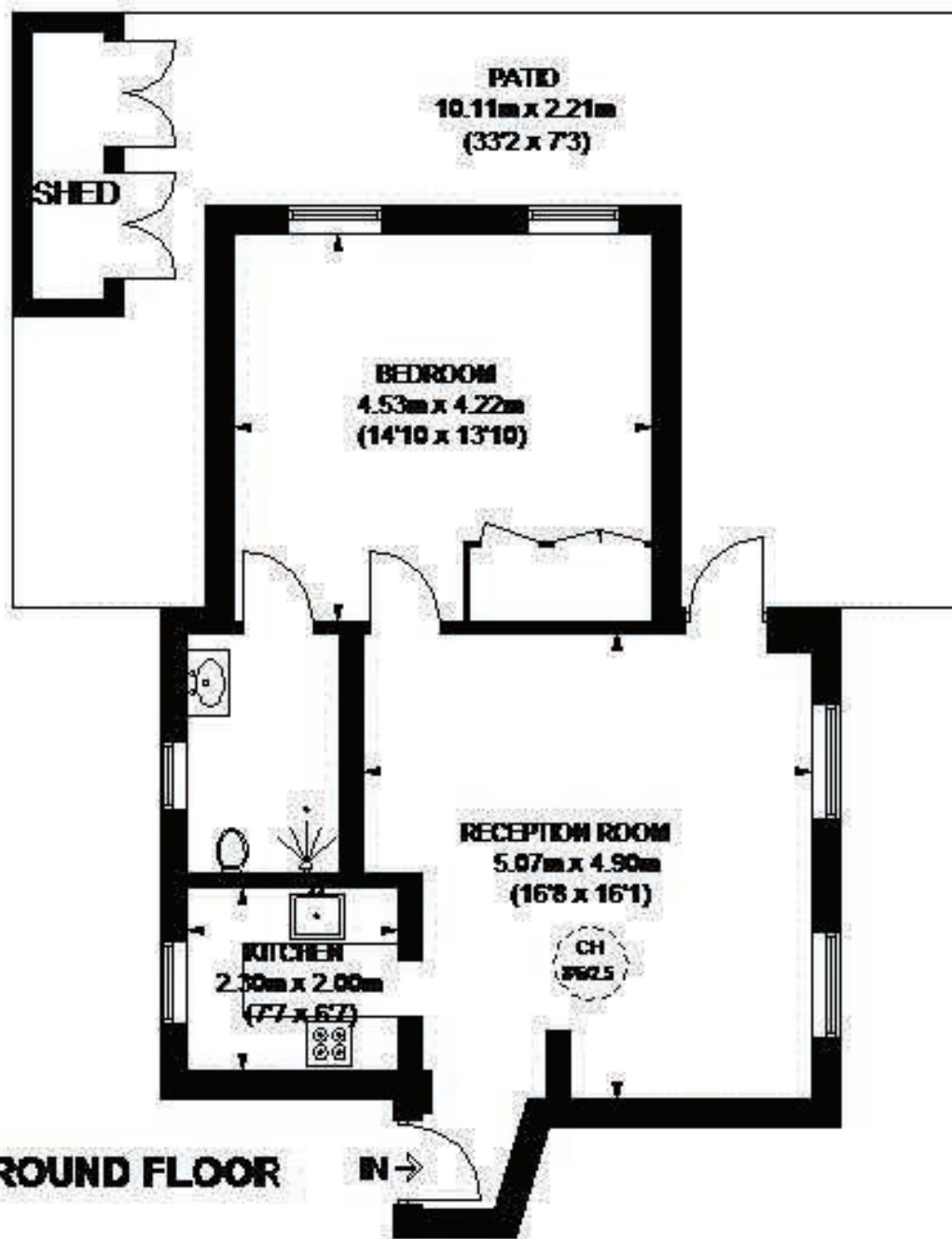
A beautifully designed and recently renovated one bedroom garden flat located in this well maintained building, ideally located just off the King's Road. Offering a bright living room leading to a spacious patio, separate modern kitchen, double bedroom with ample storage and an en-suite bathroom. Offered unfurnished and benefitting from air-conditioning.

## Location

Easton Court is a well run building situated moments from the amenities of the King's Road and transport links at Sloane Square (Circle and District lines half a mile away).



# EASTON COURT



## LOWER GROUND FLOOR



**APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING SHED)  
589 SQ. FT. (54.7 SQ. M.)**



*This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions about your lease. Please be advised that Candidates / our agents have not seen or reviewed any building regulations or planning permissions in relation to works carried out to the property (0208242)*

### 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		
Energy Efficiency Class (Energy Use)	Current	Potential
Very High (A)		
High (B)		
Good (C)		76
Fair (D)		
Low (E)	43	
Very Low (F)		
Very Poor (G)		

For more information see www.gov.uk

England & Wales EU Directive 2002/91/EC





ESTABLISHED 1989  
THE HOME EXPERTS