





KILKIE STREET LONDON SW6
£2,500 PER MONTH AVAILABLE 01/04/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Kilkie Street London SW6

£2,500 Per Month
Furnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Two bedrooms, - Patio garden, - Close to transport, - Dishwasher, - Part furnished flexible, - Pet friendly

Council Tax

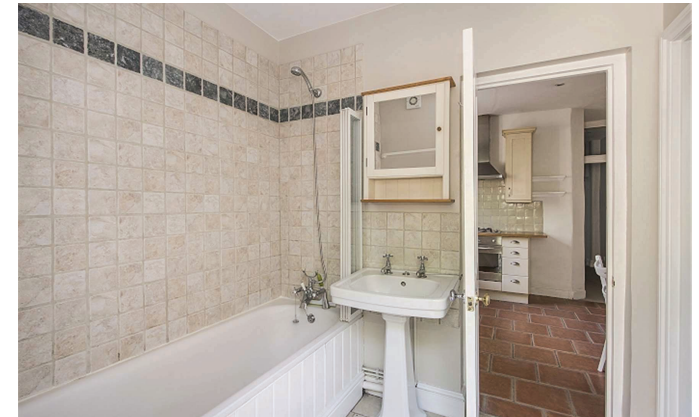
Council Tax Band D

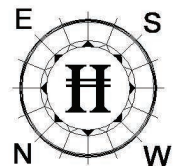
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{ A TWO BEDROOM GARDEN FLAT IN THE SANDS END AREA

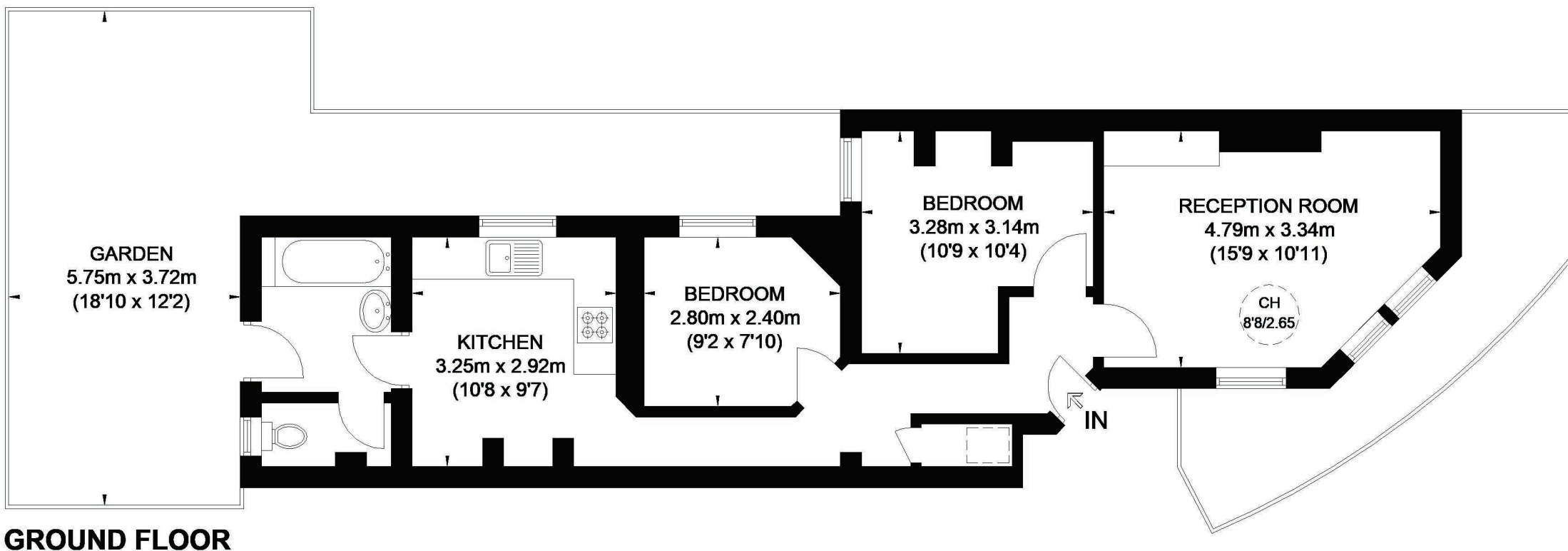
The Property

This ground floor garden flat has two double bedrooms, reception room with feature fireplace and wood painted floor, bathroom, separate wc, kitchen/breakfast room and private patio garden to the rear. Situated close to Imperial Wharf station, local bus routes, shops, bars and riverside walks.





KILKIE ROAD



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 618 SQ. FT. (57.4 SQ. M.)
REDUCED HEADROOM
4 SQ. FT. (0.4 SQ. M.)
TOTAL = 622 SQ. FT. (57.8 SQ. M.)

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.

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 reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID402310)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	63	77
E (49-54)		
F (45-48)		
G (41-44)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

