



CHURCH CLOSE LONDON W8
£4,000 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Church Close London W8

£4,000 Per Month
Unfurnished

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

Features

- Two Bedrooms, - Dressing Room, - Two Bathrooms, - Top Floor, - Unfurnished, - 1,740 sq ft

Council Tax

Council Tax Band G

Hamptons

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{ A SPACIOUS TOP FLOOR TWO BEDROOM APARTMENT

The Property

A spacious top floor two bedroom apartment located in this charming gated development, close to Kensington High Street. The apartment is entered on the 3rd floor with internal stairs leading up to a bright and spacious apartment. Living accommodation comprises a stunning vaulted reception room with wooden floors and space for dining and a modern separate kitchen. The principal bedroom boasts an en-suite shower room, walk through dressing area and separate dressing room, ideal for extra wardrobe space or study area. There is a further double bedroom with en-suite bathroom. Offered unfurnished.

Location

Church Close is quietly tucked away behind gates off Kensington Church Street, close to numerous boutique shops and restaurants. The open spaces of Kensington Gardens are a short walk.



CHURCH CLOSE



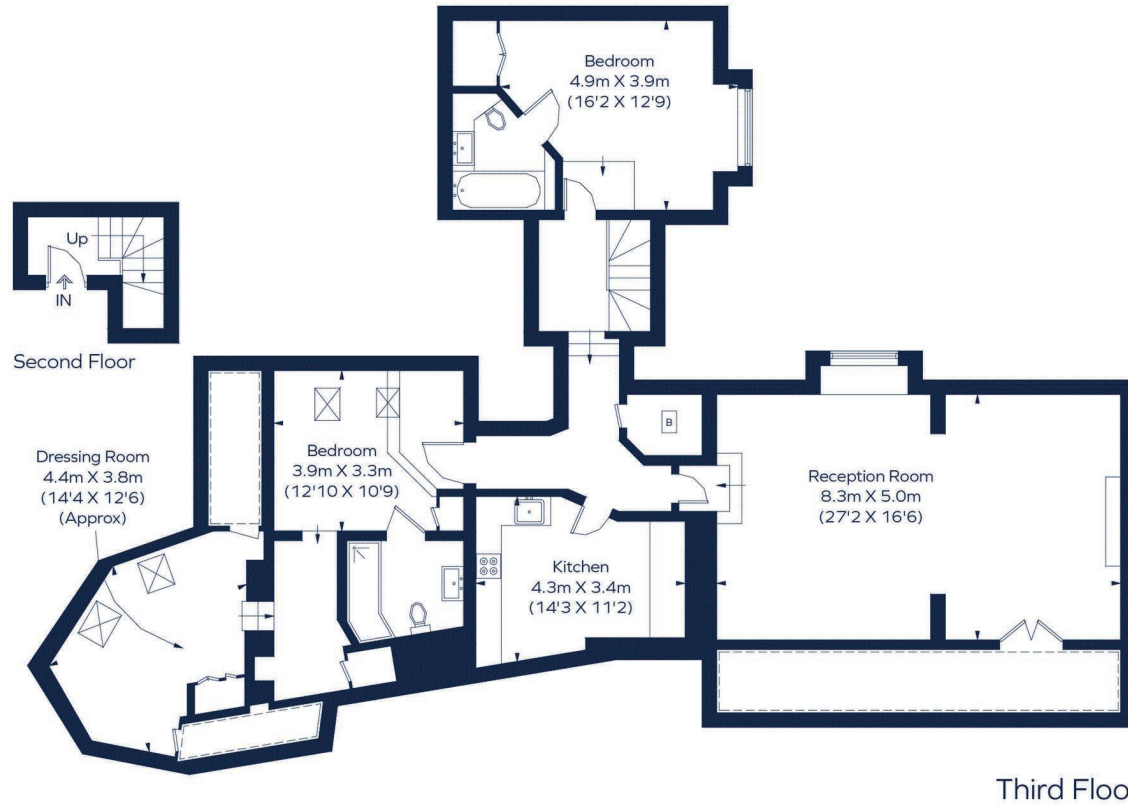
Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

Third Floor = 47 sq. ft. (4.4 sq. m.)

Fourth Floor = 1536 sq. ft. (142.7 sq. m.)

Reduced Headroom / Eaves = 159 sq. ft. (14.8 sq. m.)

Total = 1742 sq. ft. (161.9 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 reliant upon them.
ID 863885

= Reduced headroom below 1.5m

= Skylight / Roof Window

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	62	64
49-54	E		
45-48	F		
1-44	G		

EU Directive 2002/91/EC
England & Wales

