



**GORDON PLACE LONDON W8**  
*£10,500 PER MONTH AVAILABLE 22/03/2024*

**Hamptons**



THE HOME EXPERTS



# { THE PARTICULARS

Gordon Place London W8

£10,500 Per Month  
Unfurnished

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Four Bedrooms, - Two Bathrooms, -  
Kitchen, - Dining Area, - Utility Room, - Gas  
Central Heating, - Dishwasher, -  
Washer\Dryer, - Garden, - Permit Parking

## Council Tax

Council Tax Band H

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
KensingtonLettings@hamptons.co.uk  
www.hamptons.co.uk

# { A FABULOUS HOUSE LOCATED ON THIS CHARMING STREET

## The Property

A fabulous, recently refurbished house located on this charming street tucked away behind Kensington High Street. Offering light and stylish accommodation and a private garden. The house is entered on the raised ground floor into a bright double reception room. On the lower ground there is a modern kitchen, dining area, utility room and hallway leading to a large private patio garden. The first floor comprises bathroom and three bedrooms and there is a master bedroom with en suite on the top floor. The house is in immaculate condition, having been repainted throughout with modern bathrooms, kitchen and new window dressings.

## Location

Gordon Place is situated moments from the shops of Kensington Church Street and the transport links at High Street Kensington (District and Circle lines). Notting Hill is a short walk and offers access to the Central line.



# GORDON PLACE

Approximate Gross Internal Area

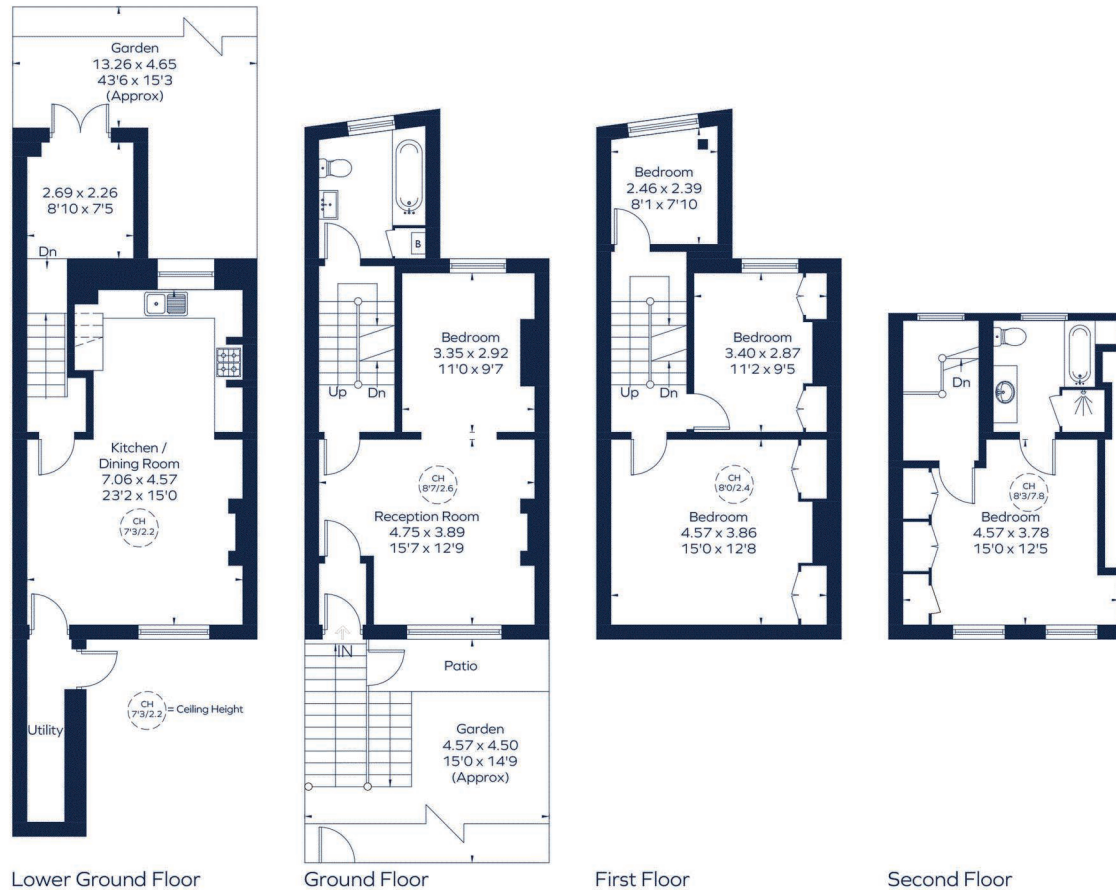
Lower Ground floor = 461 sq. ft. (42.8 sq. m.)

Ground floor = 435 sq. ft. (40.4 sq. m.)

First Floor = 434 sq. ft. (40.3 sq. m.)

Second Floor = 291 sq. ft. (27.0 sq. m.).

Total = 1621 sq. ft. (150.5 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 886410

## 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
Band A	92-100		97
Band B	81-91		
Band C	69-80	74	
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
<small>For more information on energy costs</small> <small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

