



**WYNNSTAY GARDENS LONDON W8**  
**£2,450 PER WEEK** AVAILABLE 08/07/2024



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Wynnstay Gardens London W8

**£2,450 Per Week**  
**Unfurnished**

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

## Features

- Four Bedrooms, - Three Bathrooms, - 2nd Floor/Lift, - Porter, - Off Street Parking (£50pa), - Unfurnished, - Beautifully Refurbished

## 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 BEAUTIFULLY REFURBISHED FOUR BED LATERAL APARTMENT WITH PORTER

## The Property

A beautifully refurbished four bedroom lateral apartment situated on the 2nd floor (with lift) of a popular portered redbrick mansion block, overlooking a tree lined residential street in Kensington and boasting off street residents parking. The property is modern, stylish and neutral throughout with stunning wooden flooring throughout the hall way and reception rooms. The double reception room offers a sitting room with working fireplace, ample natural light and built in storage. Sliding doors can separate the sitting room from the eat-in kitchen which boasts a large free standing island, double American style fridge and large freezer, double oven, induction hob and dishwasher. A separate utility cupboard houses washing machine, dryer and hand basin. The bedrooms are located at the rear of the apartment and comprise of the principal bedroom with ample built-in storage and en-suite bathroom with free standing bath and walk in shower, three further double bedrooms, a family bathroom with shower over bath and a guest WC with walk in shower. Offered unfurnished.

## Location

Wynnstay Gardens is a much sought after, beautiful redbrick mansion block just off Kensington High Street offering many shops, restaurants, cafés and bars. There are transport links at High Street Kensington tube station (District and Circle lines), and the open spaces of Kensington Gardens and Hyde Park are close by.



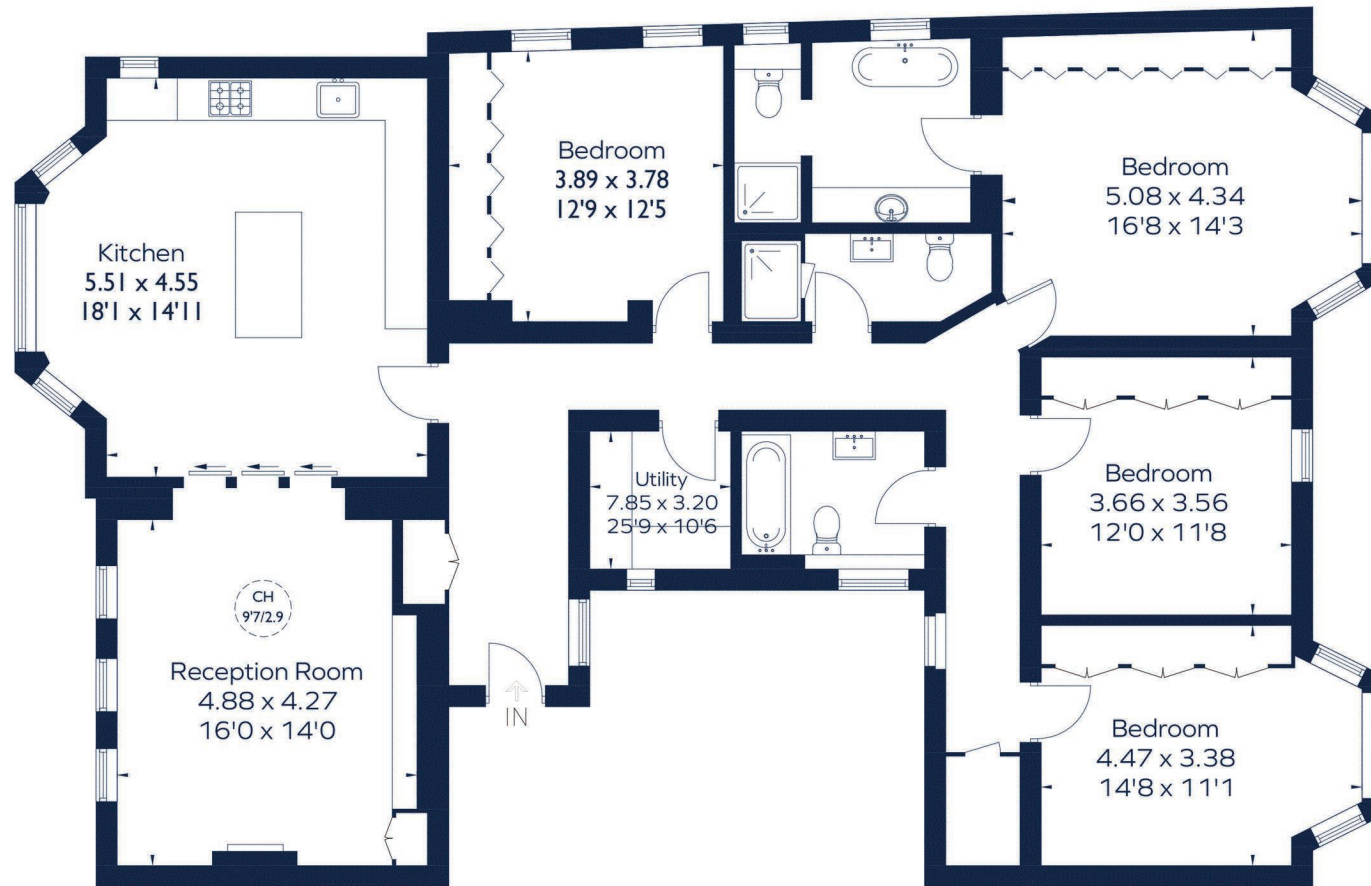


# WYNNSTAY GARDENS

Approximate Gross Internal Area  
 Second floor = 1864 sq. ft. (173.2 sq. m.)



CH = Ceiling Height



Second Floor

Drawn for illustration and identification purposes only.  
 ID1077867

### 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		
Band B	81-91		
Band C	69-80		
Band D	55-68	63	80
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales EU Directive 2002/91/EC

