



ACADEMY GARDENS DUCHESS, LONDON W8
£2,600 PER WEEK AVAILABLE 01/07/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Academy Gardens Duchess,
London W8

£2,600 Per Week
Unfurnished

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

Features

- NEWLY REFURBISHED, - Air-Con Throughout, - Duplex, - Entrance Hall, - Reception, - Kitchen, - Three Bedrooms, - Two Bathrooms, - 24 Hour Concierge, - Underground Parking by Separate Negotiation

Council Tax

Council Tax Band H

Hamptons

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{ A NEWLY REFURBISHED THREE BEDROOM APARTMENT IN ACADEMY GARDENS

The Property

A fabulous NEWLY REFURBISHED three double bedroom duplex apartment on the ground and lower ground floor of this prestigious development in Kensington. The apartment features a grand reception with a herringbone parquet floor, tall ceilings, air-con throughout and sash windows overlooking the communal gardens.

Location

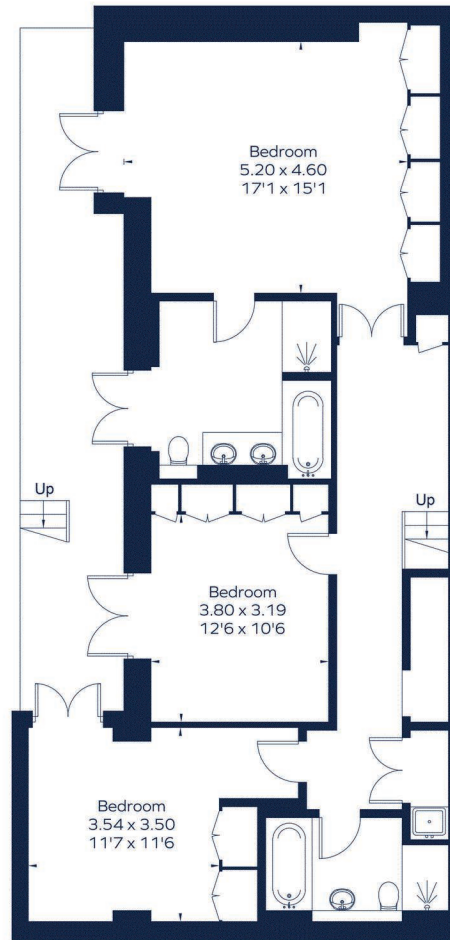
Academy Gardens is located within the Royal Borough of Kensington & Chelsea (RBKC), a Prime Central London area. The Property lies within close proximity to local amenities, which can be found to the north towards Notting Hill and to the south towards Kensington High Street. The Property also has several local transport links with High Street Kensington station (Circle and District Lines) to the south, and Notting Hill Gate station (Central and District Lines) and Holland Park station (Central Line) to the north.



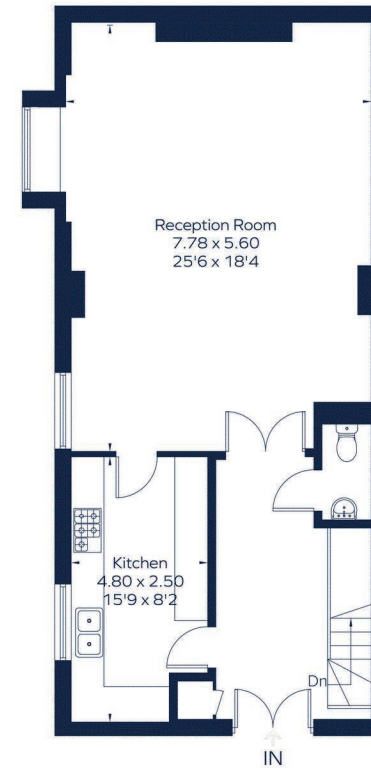
ACADEMY GARDENS

Approximate Gross Internal Area

1825 sq. ft. (169 sq. m.)



Lower Ground Floor



Ground Floor

Drawn for illustration and identification purposes only.
ID 1081704

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
Very Energy Efficient (low energy costs)	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D	67	76
Less Energy Efficient	E		
Very Less Energy Efficient	F		
Least Energy Efficient (high energy costs)	G		
<small>For energy efficient lighting fitting costs</small>			
<small>England & Wales</small>			<small>EU Directive 2002/91/EC</small>



Awaiting Photograph