



**IVERNA GARDENS LONDON W8**  
*£7,500 PER MONTH AVAILABLE NOW*

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS

Iverna Gardens London W8

**£7,500 Per Month**  
**Unfurnished**

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

## Features

- Four Bedrooms, - Two Bathrooms, -  
Raised Ground Floor, - Porter, - Communal  
Garden, - Unfurnished

## 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 FANTASTIC LATERAL FOUR BEDROOM APARTMENT

## The Property

A fantastic recently decorated lateral four bedroom apartment in this beautiful redbrick portered mansion block, moments from Kensington High Street. The apartment is set on the ground floor and comprises large reception room, eat-in kitchen and separate dining area. The principal bedroom offers fantastic storage and an en-suite bathroom. There are three further bedrooms and family bathroom. The apartment benefits from high ceilings throughout, neutral decor, porter and communal garden square. Offered unfurnished.

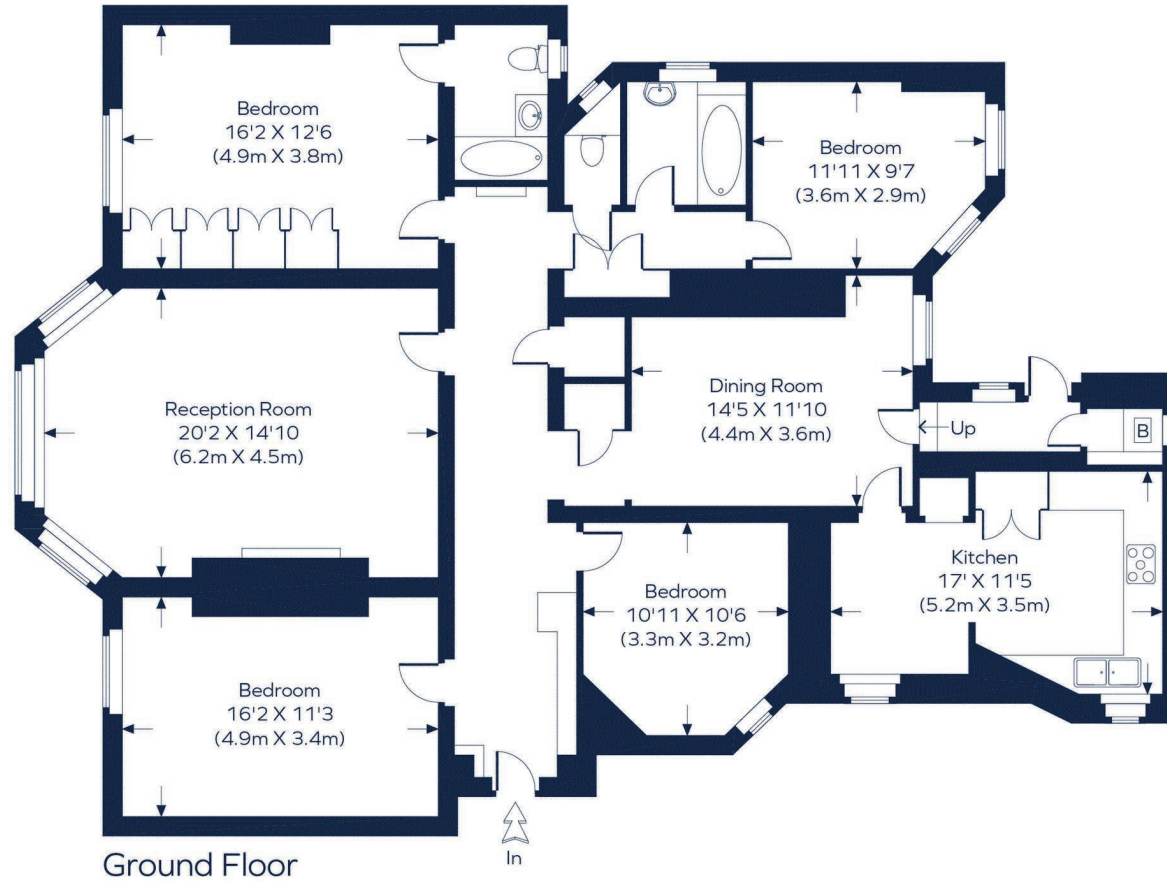
## Location

Iverna Gardens is located on a quiet street moment from Kensington High Street and the open spaces of Kensington Gardens.



# IVERNA GARDENS

Approximate Gross Internal Area  
Total = 1733 sq. ft. (161.0 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

### 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
100 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
51-70 kWh/m <sup>2</sup>	C		
31-50 kWh/m <sup>2</sup>	D		
11-30 kWh/m <sup>2</sup>	E		
6-10 kWh/m <sup>2</sup>	F	57	
1-5 kWh/m <sup>2</sup>	G		70
<small>For energy efficient appliances visit: <a href="http://www.eur-energies.com">www.eur-energies.com</a></small>			
<small>EU Directive 2002/91/EC</small>			

